This instrument was prepared by:
YRC, Inc. ("Grantor")
1077 Gorge Blvd.
Akron, OH 44310

BILL GARRETT, Davidson County
Trans:T20090060152 DEEDWARR
Recvd: 09/02/09 09:57 5 pgs
Fees:28.00 Taxes:14800.00
20090902-0082289

SPECIAL WARRANTY DEED

ADDRESS OF NEW OWNER
Please Send tax bills to New Owner
Roberts Development Corporation
600 Gillam Rd., P.O. Box 271
Wilmington, OH 45117

MAP/PARCEL NO.

148-00-0-181.00

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged,

YRC INC., a Delaware corporation, (f/k/a Roadway Express, Inc.) (The "Grantor")

has bargained and sold, and by these presents do transfer and convey unto:

ROBERTS DEVELOPMENT CORPORATION, an Ohio Corporation, (The "Grantee"),

their heirs and assigns, a certain tract or parcel of land in the 5th Civil District of Davidson County, State of Tennessee, being more particularly described as follows, to wit:

(See Exhibit "A" attached hereto and made a part hereof)

This conveyance is subject to taxes for the year 2009 and subsequent years, and those exceptions set forth in Binder issued by Fidelity National Title, #COL-09-38009

This is improved property commonly known as 3240 Franklin Limestone Road, Antioch, TN.

STATE OF OHIO }
COUNTY OF SUMMIT }

The actual consideration or value, whichever is greater for this transfer is $4,000,000.00

Affiant

Subscribed and sworn to before me this the 28 day of August, 2009.

Notary Public

RENEE A. BARTLOW, Notary Public
Residence - Summit County
State Wide Jurisdiction, Ohio
My Commission Expires Aug. 1, 2011

My Commission Expires: 8-1-2011

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantee, their heirs and assigns, forever.

And Grantor does covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple; has a good right to convey it, and the same is unencumbered except as set forth hereinabove.

And Grantor does further covenant and bind itself, to warrant and forever defend the title to the Property to the said Grantee, their heirs and assigns against the lawful claims of all persons whomsoever, by, through and under the Grantor, but not otherwise.

IN WITNESS WHEREOF, the Grantor has caused this Deed to be executed this 28 day of August, 2009.

YRC INC., a Delaware corporation,

By: _____
Brad S. Schroder, Authorized Officer

STATE OF OHIO }
COUNTY OF SUMMIT }

On this 28 day of August, 2009, before me appeared **Brad S. Schroder** to me personally known (or proved to me on the basis of satisfactory evidence), who, being to me duly sworn (or affirmed) did say that such person is the Authorized Officer of YRC Inc. and that the instrument was signed and sealed in behalf of the corporation.

Witness my hand, at office, this 28 day of August, 2009

Notary Public
Renee A. Bartlow
Renee A. Bartlow

My Commission Expires:
8-1-2011

RENEE A. BARTLOW, Notary Public
Residence - Summit County
State Wide Jurisdiction, Ohio
My Commission Expires Aug. 1, 2011

Exhibit "A"

A tract of land in the 5th Civil District of Davidson County, Tennessee, more particularly described as follows:

Beginning at an iron pin in concrete in the southerly right-of-way of Franklin Limestone Road, said monument being 30' from the centerline of said road, and being in the easterly right-of-way of the L & N Railroad a distance of 65' from the centerline of said railroad; thence,

1. With the southerly right-of-way of Franklin Limestone Road, North 69 deg. 46' East a distance of 198.90' to an iron pin in concrete; thence,

2. Continuing with said right-of-way and with a 1402.40' radius curve to the right a distance of 252.52' to an iron pin in concrete; thence,

3. Continuing with said right-of-way, North 80 deg. 05' East a distance of 132', more or less, to a point in the centerline of Mill Creek; thence,

4. With the centerline of Mill Creek and in a southerly direction 3105', more or less, to a point in the centerline of said creek, said point also being in the easterly right-of-way of the L & N Railroad and being 65' from the centerline of said railroad; thence,

5. With said easterly right-of-way of the L & N Railroad, North 23 deg. 17' West a distance of 2585' more or less, to the point of beginning, said tract containing 40.48 acres, more or less, per survey by Turner Engineering Company dated 02-28-77.

The centerline of Mill Creek as described in call #1 is further described per the following baseline which is located on the westerly side of Mill Creek and within the above described property. Said baseline beginning at a point in Call #3 and being in the southerly right-of-way of Franklin Limestone Road and also being North 80 deg. 05' East a distance of 34.35' from the iron pin in concrete described in call #2, said point also being station 0+28.38 on said baseline, thence,

1. Leaving the right-of-way of Franklin Limestone Road, South 5 deg. 02' East a distance of 211.62' to a point being station 2+40, the centerline of Mill Creek being 84' more or less from station 1+00 on said baseline and being 105' more or less from station 2+00 on said baseline; thence,

2 Continuing with the baseline, South 39 deg. 06' East a distance of 508.0' to a point, being station 7+48, the centerline of Mill Creek being 103' more or less from station 5+00 on said baseline, being 112' more or less, from station 6+00 on said baseline and being 120' more or less from station 7+00 on said baseline; thence,

3. Continuing with the baseline, South 46 deg. 47' East a distance of 245.0' to a point being station 9+93, the centerline of Mill Creek being 121' more or less, from station 8+00 on said baseline; thence,

4. Continuing with the baseline, South 26 deg. 42' East a distance of 232' to a point being station 12+25, the centerline of Mill Creek being 124' more or less from station 10+00 on said baseline and being 131' more or less from station 12+00 on baseline; thence,

EXHIBIT "A" continued

5. Continuing with said baseline, South 29 deg. 02' East a distance of 434.0' to a point being station 16+59, the centerline of Mill Creek being 128' more or less from station 14+00 and 150' more or less from station 16+00; thence,

6. Continuing with said baseline, South 39 deg. 41' East a distance 309.0' to a point being station 19+68, the centerline of Mill Creek being 150' more or less from station 18+00 on said baseline and 160' more or less from station 19+00 on said baseline; thence,

7. Continuing with the baseline, South 48 deg. 02' West a distance of 306.0' to a point, being station 22+74, the centerline of Mill Creek being 173' more or less from station 20+00 on said baseline and being 196' more or less from station 22+00 on said baseline; thence,

8. Continuing with the baseline, South 40 deg. 03' West a distance of 415.0' to a point, being station 26+89, the centerline of Mill Creek being 211' more or less from station 24+00 on said baseline and being 226' more or less from station 26+00 on said baseline; thence,

9. Continuing with the baseline, South 11 deg. 47' 50" West a distance of 234.14' to a point in the easterly right-of-way of the L & N Railroad as described in call #5 and being station 29+ 23.14, the centerline of Mill Creek being 152' more or less from station 29+00 on said baseline.

In accordance with a survey by Turner Engineering Company, issue #6, dated June 20, 1977.

INCLUDING but EXCLUDING property described as follows:

RIGHT-OF-WAY

Said Right-of-Way acquisition is part of Roadway Express, Inc., property as of Record in Deed Book 5162, page 700 and more particularly described as follows:

Commencing at a point on the southerly margin of Franklin Limestone Road, said point being the common corner of Roadway Express, Inc., property as recorded in Deed Book 5162, page 700, R.O.D.C. Tennessee and William H. Cammack, Jr., property as recorded in Deed Book 8828, page 793, R.O.D.C., Tennessee, approximately at Station 99+72, 24.32 feet right of the proposed centerline as shown on Project 94-B-AJ, Franklin Limestone Road;

Thence leaving said corner and running with the common line of said Roadway Express, Inc., property and said William H. Cammack Jr., property South 23 deg. 30' 28" West a distance of 5.68 feet to a point, said point lying on the proposed southerly right-of-way line of Franklin Limestone Road,

Thence running along said proposed southerly right-of-way said North 81 deg. 53' 58" West a distance of 126.23 feet to a point;

Thence continuing along a curve to the left, said curve having a Delta of 02 deg. 34' 24", radius of 1,520.01 feet, an Arc Length of 68.27 feet to a point;

Thence continuing North 05 deg. 31' 38" East a distance of 5.84 feet to a point, said point lying on the southerly margin of Franklin Limestone Road,

EXHIBIT "A" continued

Thence running with the said southerly margin of Franklin Limestone Road along a curve to the right, said curve having a delta of 02 deg. 37' 33", a radius of 1,402.35 feet, an arc length of 64.27 feet to a point;

Thence continuing South 81 deg. 48' 49" East a distance of 132.00 feet to the Point of Beginning and containing therein an area of 1,102.86 square feet or 0.025 acres.

PUBLIC UTILITY DRAINAGE EASEMENT

Being a 10 foot wide area of land as shown on Project 94-B-AJ, Franklin Limestone Road, being more particularly described as follows:

Commencing at a point on the southerly margin of Franklin Limestone Road, said point being the common corner of Roadway Express, Inc., property as recorded in Deed Book 5162, page 700 R.O.D.C. Tennessee and William H. Cammack, Jr. property as recorded in Deed Book 8828, page 793, R.O.D.C. Tennessee approximately at Station 99+72, 24.32 feet right of the proposed centerline as shown on Project 94-B-AJ, Franklin Limestone Road;

Thence leaving said corner and running with the common line of said Roadway Express, Inc., property and said William H. Cammack, Jr., property South 23 deg. 30' 28" West a distance of 5.68 feet to a point, said point lying on the proposed southerly right-of-way line of Franklin Limestone Road;

Thence running along said proposed southerly right-of-way line North 81 deg. 53' 58" West a distance of 58.23 feet to the point of beginning;

Thence, crossing said Roadway Express, Inc., property South 47 deg. 19' 33" East a distance of 34.46 feet to a point;

Thence continuing South 42 deg. 40' 27" West a distance of 10.00' to a point;

Thence continuing North 47 deg. 19' 33" West a distance of 48.97' to a point, said point lying on the proposed southerly right-of-way line of Franklin Limestone Road;

Thence running with said proposed southerly right-of-way line South 81 deg. 53' 58" East a distance of 17.62' to the Point of Beginning and containing therein an area of 417 square feet.

TEMPORARY EASEMENT FOR SLOPE PURPOSES

Being a 10 foot wide strip of land running along the proposed southerly right-of-way of Franklin Limestone Road continuing therein an area of 1,512 square feet.

Being the same property conveyed to Roadway Express, Inc., by Deed from Lewis D. Pride, Trustee and Hardaway Construction Company, a partnership composed of L. H. Hardaway, Sr., and L. H. Hardaway, Jr., of record in Book 5162, page 700, Register's Office of Davidson County, Tennessee.