WARRANTY DEED BOOK 9005 PAGE 827

FROM: SMITH FOODS II LIMITED PARTNERSHIP, a Tennessee limited partnership, Grantor

TO: FFCA CO-INVESTMENT LIMITED PARTNERSHIP, a Delaware limited partnership, Grantee

This instrument was prepared by:
Jeffrey R. King
Farris, Warfield & Kanaday
Seventeenth Floor
Third National Bank Building
Nashville, Tennessee 37219

Address New Owner(s) as Follows:	Name and Address of the Person or Entity Responsible for the Payment of Real Property Taxes Field Book Numbers	Map-Parcel Numbers
17207 North Perimeter Drive Scottsdale, AZ 85255	(new owner)	108-1-73

[illegible] 1127.00

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is Three Hundred Thousand and No/100 Dollars ($300,000.00).

E. Dewitt Smith
Affiant

SUBSCRIBED AND SWORN TO before me, this the 6 day of July, 1993.

Louise M. Stallworth
Notary Public

My Commission Expires: 11/20/96

FOR AND IN CONSIDERATION OF the sum of Ten Dollars ($10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Smith Foods II Limited Partnership, Grantor, has bargained and sold, and by these presents does transfer and convey unto FFCA Co-Investment Limited Partnership, Grantee, its successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described on Exhibit A which is attached hereto and incorporated herein by reference.

This is improved property, known as 525 Donelson Pike, Nashville, Tennessee.

This conveyance is expressly made subject to the following:

1. The lien for 1993 taxes which have been prorated and will be paid by Grantee.

2. Covenants, conditions, restrictions, reservations, easements, liens for assessments, options, powers of attorney, and limitations on title set forth in restrictions recorded in Book 6477, page 870, By-Laws of record in Book 6477, page 890 and Book 6973, page 359, and in any allied instrument(s) referred to in said restrictions.

3. All easements, conditions and other matters shown on the Plan of Record recorded in Book 6200, page 216, said Register's Office.

4. Easements as set forth in Book 3374, page 33, said Register's Office.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, its heirs, successors, 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 and unrestricted except as to those matters set forth above to which this conveyance is expressly made subject.

And Grantor does further covenant and bind Grantor its successors and assigns, to warrant and forever defend the title to the said land to the said Grantee, its successors and assigns against the lawful claims of all persons whomsoever except as to those matters set forth above to which this conveyance is expressly made subject.

Witness my hand this 15th day of July, 1993.

SMITH FOODS II LIMITED PARTNERSHIP,
a Tennessee limited partnership

By: E.R. SMITH, INC.,
general partner

By: E. Rhett Smith

Title: President

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, Denise M. Laumeyer, a Notary Public of said County and State, personally appeared E. Rhett Smith, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the President of E.R. SMITH, INC., the general partner of SMITH FOODS II LIMITED PARTNERSHIP, the within named bargainor, a partnership, and that he as such officer executed the foregoing instrument for the purposes therein contained, by signing his name as President of E.R. SMITH, INC.

Witness my hand and seal, at Office in Nashville, this 6 day of July, 1993.

Denise M. Laumeyer
Notary Public

My Commission Expires: 11/20/96

38120
IDENTIF. & REFERENCE

93 JUL -6 PM 1:35
WILLIAM R. WILKINSON III REGISTER
DAVIDSON COUNTY, TN.

EXHIBIT A BOOK 9005 PAGE 830

A tract of land in the First Civil District of Metropolitan Nashville and Davidson County, Tennessee, being all of Lot 2 on the Final Plat of "Metro Airport Center Section 4, Phase 1", as of record in Plat Book 6200, Page 216, Register's Office of Davidson County, Tennessee and more particularly described as follows.

Beginning at an existing iron pin on the east right-of-way line of Donelson Pike; said iron pin also marks the southwest corner of the land of Spiros Darsinos and Angelo (Evangelos) Darsinos as of record in Deed Book 6805, Page 479, R.O.D.C., Tennessee; thence,

1. With the south line of said Darsinos land, S 83° 12' 58" E a distance of 144.04 feet to a tack in leaded hole set at the southeast corner thereof; said tack also marks the southwest corner of Lot 1 of said "Metro Airport Center Section 4, Phase 1"; thence,

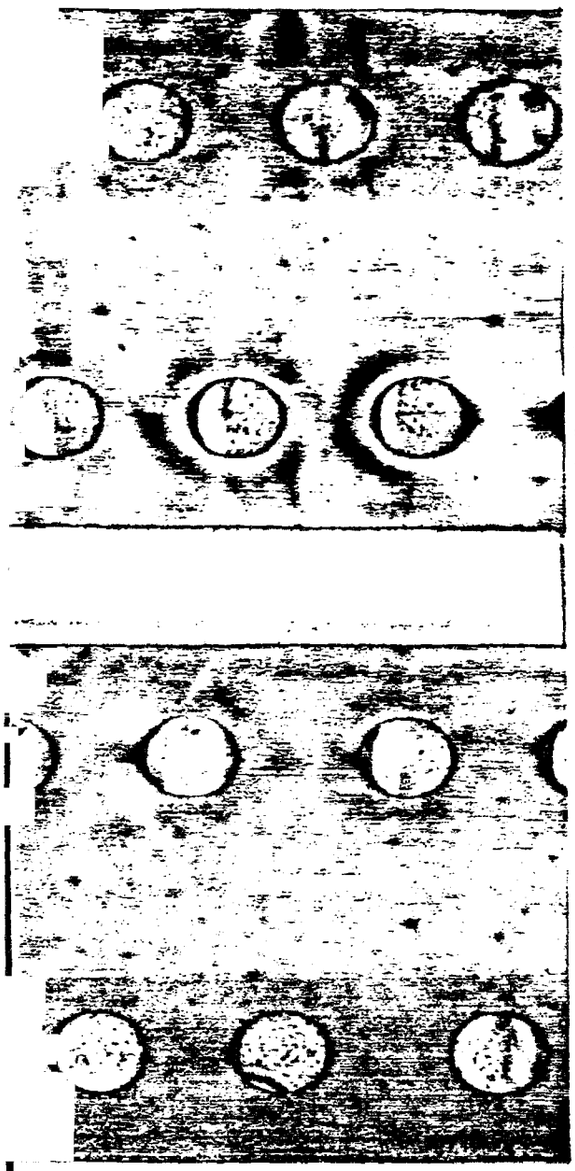
2. With the south line of said Lot 1, S 83° 13' 18" E a distance of 127.33 feet to an iron pin set on the west line of Lot 2 on the Final Plat of "Elm Hill Limited" as of record in Plat Book 5200, Page 259, R.O.D.C., Tennessee; thence,

3. With the west line of Lot 2 of said "Elm Hill Limited", S 10° 39' 00" W a distance of 175.00 feet to an iron pin set at the northeast corner of Lot 3 on the Final Plat of "Metro Airport Center Section 4, Phase 3", as of record in Plat Book 6200, Page 212, R.O.D.C., Tennessee; thence,

4. With the north line of said Lot 3, N 83° 18' 10" W a distance of 258.94 feet to an "x" set in a concrete walk on said east right-of-way line of Donelson Pike; thence,

5. With said east right-of-way line and with a curve to the left, having a radius of 3,477.83 feet and a chord of N 06° 34' 41" E, 174.97 feet for an arc distance of 174.98 feet to the point of beginning;

And being the same property conveyed to Grantor by deed from Joe Wilmoth of record in Book 9005, page 824, said Register's Office.



OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 9005 PAGE 831

CO CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			CAMT 300000.00	
			CON TX 1110.00	
			PRFEE 1.00	
			MDEED 16.00	
			TOTAL 1127.00	
			CHECK 1127.00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 001 0672

38120
IDENTIF. & REFERENCE

93 JUL -6 PM 4:35
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 671132