Instr:200002250018660 Page: 1 OF 5
REC'D FOR REC 02/25/2000 2:49:14PM
RECORD FEE: $23.00
M. TAX: $0.00 T. TAX: $4912.49

Address New Owner:	Map-Parcel Numbers:	Send Tax Bills To:
24 Frank Lloyd Wright Drive Lobby L, Fourth Floor P.O. Box 544 Ann Arbor, Michigan 48106	Map No. 72-2, Parcel 141	24 Frank Lloyd Wright Drive Lobby L, Fourth Floor P.O. Box 544 Ann Arbor, Michigan 48106
This instrument prepared by: Elwood H. Camp, III, Attorney at Law, c/o Newton Oldacre McDonald, 3841 Green Hills Village Drive, Suite 400, Nashville, TN 37215		

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and NO/100 DOLLARS ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, NOMS, LTD., an Alabama limited partnership (the "Grantor"), has bargained and sold, and by these presents does transfer and convey to FC VENTURE I, LLC, a Delaware limited liability company (the "Grantee"), Grantee's successors and assigns, certain land in Davidson County, State of Tennessee, being more particularly described in Exhibit A, which is attached hereto and incorporated herein by this reference (the "Property").

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject to the following:

1. Real estate taxes for the current year which have been prorated between the parties.

2. Permitted Exceptions as shown on Exhibit B attached hereto and incorporated herein by this reference.

This is improved property, known as Hollywood Video Store # 042- 963, 3409 Gallatin Pike, Nashville, Tennessee.

TO HAVE AND TO HOLD the Property with all appurtenances, estate, title, and interest thereto belonging to the Grantee, Grantee's successors and assigns, forever.

Grantor covenants with the Grantee that Grantor is lawfully seized and possessed of the Property in fee simple; that Grantor has a good right to convey the Property, and that the Property is unencumbered except as set forth hereinabove.

Grantor further covenants and binds itself to warrant and forever defend the title to the Property to the said Grantee, Grantee's successors and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has executed this Deed this 23rd day of February, 2000.

NOMS, Ltd.
By: Corporate General, Inc., its sole general partner

By: _____

Title: Vice President

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Mark McDonald, 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 Vice-President of Corporate General, Inc., an Alabama corporation, in its capacity as general partner of NOMS, Ltd., the within-named bargainer, an Alabama limited partnership, and that he as such officer executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by himself as such officer.

WITNESS my hand and seal at office, in Nashville, Davidson County, Tennessee, this 23rd day of February, 2000.

_____

My Commission Expires: 7.27.2002

EXHIBIT "A"

LAND in Davidson County, Tennessee, being Lot No. 1, on the Plan of Inglewood Retail Center, as shown on plat of record on Plat Book 9700, page 550, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

BEING the same property conveyed to NOMS, Ltd., an Alabama limited partnership, by Deed of Record in Book 10726, page 577, Register's Office for Davidson County, Tennessee.

TOGETHER with Sewer Tap Permit of record in Book 1846, page 550, Register's Office for Davidson County, Tennessee.

EXHIBIT B

1. Terms and Conditions of Agreement for Use of record in Book 3946, page 388.

2. ALL matters shown on Plat recorded in Book 894, pages 640 and 641, as modified in Book 3710, page 437.

3. ALL matters shown on Plat recorded in Book 9700, page 550.

4. Sewer Perpetual Permit as set forth in instrument recorded in Book 1846, page 550.

5. Sanitary Sewer and/or Storm Drainage Easement(s), as set forth in instrument recorded in Book 4854, page 652.

6. Sewer Easement(s), as set forth in instrument recorded in Book 498, page 11.

7. Lease dated December 12, 1997 and amended on March 3, 1998 and December 16, 1998 by and between NOMS, Ltd., an Alabama limited partnership ("Landlord") and Hollywood Entertainment Corporation, an Oregon corporation ("Tenant") located at 3409 Gallatin Pike, Nashville, Tennessee.

8. Survey Number 14833-02, dates July 4, 1998, last revised February 1, 2000, prepared by Barge, Waggoner, Sumner, and Cannon, Inc., Surveyors, indicates the following:

   (a) Concrete spillway, headwalls, and detention pond in the southerly corner of subject property.
   (b) Eckerd sign in the easterly area as shown thereon.
   (c) Building area located outside footprint of building (see Note #8).
   (d) Concrete dumpster pad, retaining wall, and concrete flume within 20' sanitary sewer easement along northerly portion.
   (e) Catch basins as shown thereon.
   (f) Power/telephone poles and gas lines as shown thereon.

   ALL as more particularly shown on said survey.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transaction is $1,327,700.00.

Pamela B. Hampton
AFFIANT

Subscribed and Sworn to before me, this the 23rd Day of February, 2000.

LINDA PRITCHETT NOTARY PUBLIC AT LARGE DAVIDSON CO. TENN.

Linda Pritchett
NOTARY PUBLIC

Commission Expires: My Commission Expires January 26, 2002