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Prepared by:

Paul M. Lambert, Esq.
FFCA
17207 North Perimeter Drive
Scottsdale, Arizona 85255

OWNER/RESPONSIBLE TAXPAYER:

LEE'S COMPANY OPERATIONS, INC.
5995 Barfield Road
Atlanta, Georgia 30328

SPECIAL WARRANTY DEED

THIS INDENTURE, made and entered into this 20th day of November, 2000, by and between FFCA ACQUISITION CORPORATION, a Delaware corporation, duly organized under and by virtue of the laws of the State of Delaware, party of the first part, and LEE'S COMPANY OPERATIONS, INC., a Georgia corporation, party of the second part,

WITNESSETH: That for and in consideration of the sum of SIX HUNDRED THIRTY-NINE THOUSAND FOURTEEN AND NO/100 DOLLARS ($639,014.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said party of the first part has bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the real estate situated and being in Nashville, County of Davidson, State of Tennessee, together with the buildings, fixtures, structures and improvements thereon, legally described on Exhibit A attached hereto, together with all the appurtenances and hereditaments thereto (the "Premises"), subject to all taxes, assessments, liens, easements, encumbrances and restrictions of record and all matters that an accurate inspection or survey of the Property would disclose.

Tax parcel identification numbers: 147-16 196
Municipal address known as: 4831 Nolensville Road, Nashville, Tennessee 37211

TO HAVE AND TO HOLD, all and singular, the Premises to the party of the second part, their successors and assigns to their own use forever.

The said party of the first part does hereby covenant with the party of the second part that it is the lawful owner in fee of the Premises, and that it has good right to sell and convey the same; and that the party of the first part will warrant and defend the same against all claims and demands of the party of the first part, but against none other, subject to the matters above set forth.

Davidson County DEEDWARR
Recvd: 11/22/00 12:34 4pgs
Fees:19.00 Taxes:2364.35
20001122-0115430

8000-3904/sg
(Lee's/Nashville, TN)

Whenever the word "party" is used herein, it shall mean "parties" if there are more than one person referred to and whenever pronouns occur herein, they shall be construed according to their proper gender and number according to the context of this instrument.

IN WITNESS WHEREOF, party of the first part has caused this instrument to be executed by and through its duly authorized officer as of this 20th day of November, 2000.

ATTEST:

By _____
Printed Name John Barravecchia
Its Asst. Secretary

FFCA ACQUISITION CORPORATION,
a Delaware corporation

By _____
Harold W. Vinson
Senior Vice President

[SEAL]

STATE OF ARIZONA]
] SS.
COUNTY OF MARICOPA]

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared Harold W. Vinson and John Barravecchia with whom I am personally acquainted, and who upon oath, acknowledged themselves to be a Senior Vice President and Asst. Secretary, respectively, of FFCA Acquisition Corporation, a Delaware corporation, the within named bargainor, a corporation, and that they executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation, as Senior Vice President and Asst. Secretary

Witness my hand and seal this 15th day of November, 2000.

_____
Notary Public

My Commission Expires:
July 17, 2002

OFFICIAL SEAL
SUSAN M. GOLDBERG
Notary Public - State of Arizona
MARICOPA COUNTY
My Comm. Expires July 17, 2002

I hereby swear or affirm that the actual consideration or true value of this transfer, whichever is greater, is $639,014.00.

Susan M. Gordon, Esq.
as attorney for LEE'S COMPANY OPERATIONS, INC.,

Subscribed and sworn to before me this 20th day of November, 2000.

Notary Public

My Commission Expires:

1-14-03

(NOTARY SEAL)

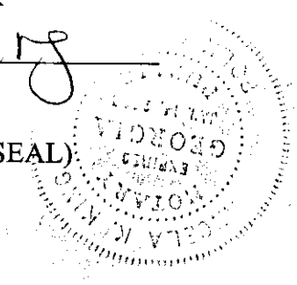


EXHIBIT A

A tract of land in the First Civil District of Metropolitan Nashville, Davidson County, Tennessee, being a portion of the Reserve Parcel as shown on the Subdivision of George Hicks Property - Number Two as of record in Plat Book 5060, page 86, Register's Office for Davidson County, Tennessee and being more particularly described according to a survey by Ragan-Smith-Associates, Inc., Job No. 95-040, Work Order No. 4834, dated April 6, 1995, last revised 9/8/95, as follows:

BEGINNING at an iron pin (set) on the westerly right-of-way line of Nolensville Pike, U.S. Highway 31-A and 41-A, State Route 11 (110-public right-of-way) that is 1050.5 feet, more or less, North of the northerly end of the northwesterly return curve at the intersection of McMurray Drive and Nolensville Pike; said iron pin also being the northeasterly property corner of Lot No. 2 - Parcel (197) as shown on the aforesaid subdivision plat; thence,

1. Leaving said right-of-way line, with the northerly property line of Lot No. 2 - Parcel (197), South 82° 01' 00" West, 241.96 feet to an iron (set) in the easterly property line of Lot No. 8 as shown on the Final Plat of Whispering Hills - Section 5 as of record in Plat Book 3300, page 11, Register's Office for Davidson County, Tennessee; thence,
2. With the easterly property line of Lot No. 8, in part, North 01° 35' 00" West, 66.02 feet to an iron pin (set) at the common easterly property corner between Lots 7 and 8; thence,
3. With the easterly property line of Lot No. 7, in part, North 12° 31' 00" West, 84.65 feet to an existing iron pin at the southwesterly property corner of Lot No. 1 as shown on the Final Plat of George Hicks Property - Number 6 as of record in Plat Book 5190, page 143, Register's Office for Davidson County, Tennessee; thence,
4. With the southerly property line of Lot No. 1, North 82° 01' 00" East, 241.29 feet to an existing iron pin on the westerly right-of-way line of Nolensville Pike; thence,
5. With the westerly right-of-way line of Nolensville Pike, South 07° 59' 00" East, 150.00 feet to the point of beginning.

THIS description was prepared by John O. Spry, Tennessee Registered Land Survey No. 727 on March 24, 1995 from an ALTA/ACSM Land Title Survey by Ragan-Smith-Associates, Inc., Job 95-040/4834.

BEING a portion of the same property conveyed to FFCA Acquisition Corporation, a Delaware Corporation, by Deed of Record in Book 9815, page 269, Register's Office for Davidson County, Tennessee.