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OWNER/RESPONSIBLE TAXPAYER:

RJW NASHVILLE PROPERTIES, LLC
P.O. Box 16667
Mobile, Alabama 36616

Map 147-16, Parcel 196

THIS INSTRUMENT PREPARED BY AND AFTER RECORDING RETURN TO:

Altman, Kritzer & Levick, P.C.
6400 Powers Ferry Road, N.W.
Suite 224
Atlanta, Georgia 30339

Attn: Susan M. Gordon, Esq.

SPECIAL WARRANTY DEED

THIS INDENTURE, made as of the 20th day of November, 2000, by and between **LEE'S COMPANY OPERATIONS, INC.,** a Georgia corporation which has an address of 5995 Barfield Road, Atlanta, Georgia 30328, as party of the first part, hereinafter referred to as "Grantor," and **RJW NASHVILLE PROPERTIES, LLC,** an Alabama limited liability company, having an address of P.O. Box 16667, Mobile, Alabama 36616, as party of the second part, hereinafter referred to as "Grantee" (the words "Grantor" and "Grantee" include the heirs, successors, legal representatives and assigns of said parties where the context requires or permits).

W I T N E S S E T H:

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), in hand paid to Grantor by Grantee at and before execution, sealing and delivery hereof, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Grantor has granted, bargained, sold, aliened, conveyed and confirmed, and by these presents does grant, bargain, sell, alien, convey and confirm unto Grantee, and the heirs, successors, legal representatives and assigns of Grantee, all that tract or parcel of land lying and being in Davidson County, Tennessee, and being more particularly described on Exhibit "A" attached hereto and incorporated herein by this reference.

Without expanding by implication the scope of the limited warranty of title set forth hereinbelow, the foregoing property is conveyed subject to zoning ordinances and all matters described on Exhibit "B" attached hereto and by this reference made a part hereof (collectively, the "**Permitted Exceptions**").

TO HAVE AND TO HOLD said tract or parcel of land, together with any and all of the rights, members and appurtenances thereof to the same being, belonging or in anywise appertaining, to the only proper use, benefit and behoof of Grantee and its heirs, successors and assigns, forever, in fee simple, subject to the Permitted Exceptions.

443327-1 5857.0059000

Davidson County DEEDWARR
Recvd: 11/22/00 12:37 6pgs
Fees:27.00 Taxes:1572.50
20001122-0115431

GRANTOR HEREBY COVENANTS WITH GRANTEE THAT GRANTOR SHALL warrant and forever defend the right and title to said tract or parcel of land unto Grantee, and the heirs, successors, legal representatives and assigns of Grantee, against the claims of all persons claiming, owning or holding by, through or under Grantor, but not otherwise and except for claims arising under or by virtue of the Permitted Exceptions.

IN WITNESS WHEREOF, Grantor has caused this Indenture to be signed, sealed and delivered to Grantee, the day and year first above written.

GRANTOR:

LEE'S COMPANY OPERATIONS, INC.,
a Georgia corporation

By: _____
Name: Jeryl M. McIntyre
Title: Vice President

By: _____
Name: Robert S. Stallings
Title: V.P. and Asst. Secretary

[CORPORATE SEAL]

STATE OF Georgia)
) SS:
COUNTY OF Fulton)

PERSONALLY APPEARED before me, the undersigned authority, a Notary Public in and for said County and State, Jeryl M. McIntyre, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged her self to be the Vice President of Lee's Company Operations, Inc., the within named bargainor, a corporation, and that she as such Vice President, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by herself as Vice President.

WITNESS my hand and official seal at office this 17 day of November, 2000.

Notary Public

My Commission Expires:

STACEY M. WEST
NOTARY PUBLIC
COBB COUNTY, GEORGIA
MY COMMISSION EXPIRES
AUG 30 2003

(NOTARY SEAL)

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I hereby swear or affirm that the actual consideration or true value of this transfer, whichever is greater, is $425,000.00.

Robert S. Stallings
V.P. and Asst. Secretary
AFFIANT

Subscribed and sworn to before me this 17 day of November, 2000.

Notary Public

My Commission Expires:

STACEY M. WEST
NOTARY PUBLIC
COBB COUNTY, GEORGIA
MY COMMISSION EXPIRES
AUG 30 2003

(NOTARY SEAL)

443327-1 5857.0059000

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.

Exhibit B
(Permitted Title Exceptions)

1. Taxes for the year 2001, which are a lien, but not yet due or payable, and taxes for subsequent years.

2. All matters of record.

3. Any and all matters that would be disclosed by a true and accurate survey of the property.