Box 49

FOR RECORDING PURPOSES

LTIC File No. 50327

Davidson County DEEDWARR
Recvd: 09/28/01 13:41 3pgs
Fees:18.00 Taxes:3422.50

20010928-0105135

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSACTION IS $ 925,000.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS DATE: Sept. 25, 2001

NOTARY PUBLIC

COMMISSION EXPIRES: My Commission Expires 12/17/03

WARRANTY DEED

THIS INSTRUMENT PREPARED BY: Lawyers Title Insurance Corporation 424 Church Street, Suite 200, Nashville TN 37219		
ADDRESS NEW OWNER(S) AS FOLLOWS: FFD-Hermitage, LLC 8343 Inverness Drive Tallahassee Florida 32313	SEND TAX BILLS TO: FFD-Hermitage, LLC Same	MAP-PARCEL NUMBER: 75-165

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND IN OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **CNL APF Partners, LP, a Delaware limited partnership**

HEREINAFTER CALLED THE **GRANTOR(S)**, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO, FFD-Hermitage, LLC

HEREINAFTER CALLED THE **GRANTEE(S)**, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS TO WIT:

LAND lying in Davidson County, Tennessee, being more particularly described as follows:

(SEE ATTACHED "EXHIBIT A" FOR COMPLETE LEGAL DESCRIPTION)

BEING the same property conveyed to CNL APF Partners, LP, a Delaware limited partnership, by Deed of Record in Instrument No. 200007260073767, Register's Office for Davidson County, Tennessee.

(Signatures on next page)

(continued)

CNL APF Partners, LP

By: CNL APF GP Corp., a Delaware
Corporation, General Partner

By: _____
Name: Michael T. Wood
Its: Executive Vice President

NOTARY ACKNOWLEDGEMENT

(Notary Acknowledgement)

STATE OF FLORIDA

COUNTY OF ORANGE

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Michael T. Wood, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and upon oath acknowledged himself to be Vice President of CNL APF GP CORP. a Delaware corporation, said corporation being the General Partner of CNL APF PARTNERS, LP, a Limited Partnership, the bargainor, and that he as such officer of said general partner being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name of the limited partnership by the corporation, as its sole general partner, by himself as such officer.

Witness my hand and official seal at office at ORLANDO, FLORIDA on this date of Sept 13, 2001.

Notary Public _____

Commission Expires: 7-27-04

Lisa M. Fannin
MY COMMISSION # CC957419 EXPIRES
July 27, 2004
BONDED THRU TROY FAIN INSURANCE, INC.

EXHIBIT "A"

Property located in the 12th Councilmanic District of Nashville, Davidson County, Tennessee, being Lot No. 1 on the Final Plat to Hermitage Market Place, Third Revision, of record in Plat Book 8250, page 855, Register's Office for Davidson County, Tennessee, and being more particularly described according to a survey prepared by Wamble and Associates, PLLC, on January 27, 1998, as follows:

Beginning at an iron rod (old) on the northeasterly right-of-way line of Old Hickory Boulevard, being the southwest corner of property conveyed to Wal-Mart properties, Inc., of record in Book 5932, page 557, R.O.D.C. TN, said point also being the northwest corner of the herein described property; thence following the south line of said Wal-Mart property, South 83 degrees 45 minutes 32 seconds East 63.42 feet to an iron rod (new), being the southeast corner of Wal-Mart, also being the southwest corner of property conveyed to the Metropolitan Government Electric Power Board of record in Book 3922, page 468, R.O.D.C. TN; thence, following the south line of Metropolitan Government property, South 83 degrees 48 minutes 00 seconds East 304.75 feet to an iron rod (old), being a common corner with Lot No. 2 of Hermitage Market Place; thence, following the common line with Lot No. 2, South 00 degrees 08 minutes 34 seconds West 180.84 feet to an iron rod (old), being a common corner with Lot No. 1A of Hermitage Market Place; thence following the common line with Lot No. 1A, North 89 degrees 59 minutes 43 seconds East 151.05 feet to an iron rod (old); thence, North 55 degrees 57 minutes 48 seconds East 81.55 feet to an iron rod (old), being the northeasterly right-of-way line of Old Hickory Boulevard; thence following said right-of-way line with a curve to the right having a central angle of 09 degrees 32 minutes 04 seconds, a radius of 1,829.86 feet, an arc length of 304.51 feet and a chord bearing and distance of North 28 degrees 53 minutes 13 seconds West 304.15 feet to the point of beginning, containing 63,400 square feet, or 1.46 acres.

Together with all appurtenant rights and easements including, but not limited to, those contained in the Declaration of Easements, Restrictive Covenants, Restrictions and Condition of record in Book 10202, page 607, and those contained in Reciprocal Cross Parking Easement Agreement of record in Book 10741, page 821, both in the Register's Office for Davidson County, Tennessee.