Davidson County DEEDWARR
Recvd: 01/14/03 11:00 5pgs
Fees:28.00 Taxes:5217.00

20030114-0005708

Box 49
53561

Address of New Owner	Map Parcel Number	Send Tax Bills to:
27345 Mountain Meadow Road Escondido, California 92026	Map No. 72-2, Parcel 141	Gernetta J. Fleming 27345 Mountain Meadow Road Escondido, California 92026
This instrument prepared by: Jodie Leigh Grabarski, Esq., Krass Monroe, P.A., Suite 1100, 1650 West 82nd Street ,Minneapolis, MN 55431		

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and 00/100 Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, FC VENTURE I, LLC, a Delaware limited liability company (the "Grantor"), has bargained and sold, and by these presents does transfer and convey to GERNETTA J. FLEMING, an adult individual (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 will 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 possess 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 6th day of January, 2003.

FC VENTURE I, LLC,
a Delaware limited liability company

By: FCV No. 1, Inc.
a Delaware corporation
Its sole member

By: _____
Print name: Robert V. Schrader

Its: Vice President

STATE OF MICHIGAN)
) ss.
COUNTY OF WASHTENAW)

Personally appeared before me, Jennifer L. Tingley, a Notary Public, with whom I am personally acquainted, who acknowledged that Robert V. Schrader executed the within instrument for the purposes therein contained, and who further acknowledged that Robert V. Schrader is the Vice President of FCV No. 1, Inc., a Delaware corporation, as the sole member of FC Venture I, LLC, a Delaware limited liability company, and is authorized by the limited liability company to execute this instrument on behalf of the limited liability company.

WITNESS my hand, at office, this 6 day of January, 2003.

Jennifer L Tingley
Notary Public

JENNIFER L. TINGLEY
Notary Public, Washtenaw County, MI
My Commission Expires Feb. 4, 2009

My Commission Expires:

EXHIBIT A

Legal Description

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.

Map Parcel No. 72-2, Parcel 141
Property located at 3409 Gallatin Pike, Nashville, Tennessee 37216

Being the same property conveyed to FC Venture 1, LLC, a Delaware limited liability company, by Deed of Record in Instrument No. 20000225000 18660, said Register Office.

EXHIBIT B

Permitted Exceptions

1. Terms and Conditions of Agreement for Use as 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 of record in Book 1846, page 550

5. Sanitary Sewer and/or Storm Drainage Easement as of record in Book 4854, page 652.

6. Sewer Easement as of record in Book 498, page 11.

7. Rights of tenants in possession as "Tenants Only" under unrecorded lease(s).

8. Easements(s) to Glenridge Development, L.L.C., as set forth in instrument recorded in Instrument No. 200005080046294.

STATE OF TENNESSEE
COUNTY OF

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSACTION IS $1,410,000.

AFFIANT:

FC VENTURE I, LLC

BY: FCV NO. 1, INC., A DELAWARE CORPORATION, ITS SOLE MEMBER

BY: _____
ROBERT V. SCHRADER
ITS: VICE PRESIDENT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS DATE: January 9, 2003

_____
NOTARY PUBLIC
COMMISSION EXPIRES: _____

JENNIFER L. TINGLEY
Notary Public, Washtenaw County, MI
My Commission Expires Feb. 4, 2008

JENNIFER L. TINGLEY NOTARY PUBLIC WASHTENAW COUNTY, MICHIGAN