15148 318 LT SJ

This instrument prepared by:
FFCA Co-Investment Limited Partnership
17207 North Perimeter Drive
Scottsdale, AZ 85255

Davidson County DEEDWARR
Recvd: 10/29/04 16:43 4pgs
Fees:23.00 Taxes:2701.00
20041029-0130339

Tax parcel identification number(s):
75-10-210

Name and Address of Owner and Taxpayer:
HERMITAGE WINGS, LLC
2509 Plantside Drive
Louisville, Kentucky 40299

When recorded mail to:
LandAmerica Financial Group, Inc.
attn: K BROWN
3636 N. Central Ave, Suite 350
Phoenix, AZ 85012
Escrow No. X04-29536

SPECIAL WARRANTY DEED

THIS INDENTURE, made and entered into this 25 day of OCTOBER, 2004, by and FFCA CO-INVESTMENT LIMITED PARTNERSHIP, a Delaware limited partnership, the party of the first part, whose address is 17207 North Perimeter Drive, Scottsdale, Arizona 85255 and HERMITAGE WINGS, LLC, a Kentucky limited liability company, the party of the second party, whose address is 2509 Plantside Drive, Louisville, Kentucky 40299.

WITNESSETH: That for and in consideration of Ten Dollars, cash in hand paid, and other good and valuable consideration, 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 party that certain real property legally described on the attached Exhibit A, together with all buildings, structures, fixtures and improvements located on such real estate (the "Property"). SUBJECT TO all taxes, assessments, liens, encumbrances, easements and restrictions of record and all matters which an accurate survey or physical inspection of the Property would disclose (the "Permitted Exceptions").

TO HAVE AND TO HOLD, the Property together will all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, its heirs, or successors and assigns in fee simple forever.

The party of the first part hereby binds itself, its successors and assigns, to warrant and forever defend all and singular the Property unto the party of the second part, its successors and assigns, against any person whomsoever lawfully claiming or to claim the same or any part thereof by, through or under the party of the first party, but not otherwise, and subject to the Permitted Exceptions.

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 tot eh context of this instrument.

7000-0507
Hermitage, TN

Executed this 25 day of OCTOBER, 2004.

FFCA CO-INVESTMENT LIMITED PARTNERSHIP,
a Delaware limited partnership

By: FFCA Institutional Advisors, Inc.,
its managing general partner

By R. Scott Cowan
Printed Name R. SCOTT COWAN
Its Vice President

ATTEST:

By _____
Printed Name TODD J. WEISS
Title Associate General Counsel and Assistant Secretary

[SEAL]

STATE OF ARIZONA]
] SS.
COUNTY OF MARICOPA]

Before me, the undersigned Notary Public, on this 20 day of OCTOBER, 2004, personally appeared R. SCOTT COWAN, known to me to be the person whose name is subscribed to the foregoing instrument, and known to me to be VICE PRESIDENT of FFCA Institutional Advisors, Inc., a Delaware corporation, the managing general partner of FFCA Co-Investment Limited Partnership, a Delaware limited partnership, and acknowledged to me that he executed said instrument for the purposes and consideration therein expressed, on behalf of the corporation, as managing general partner of the partnership.

Paula B Penner
Notary Public

My Commission Expires:
4-15-07

OFFICIAL SEAL
PAULA B. PENNER
NOTARY PUBLIC - State of Arizona
MARICOPA COUNTY
My Comm. Expires April 15, 2007

7000-0507
Hermitage, TN

Mail Tax Bills to: Hermitage Wings, LLC
2509 Plantside Drive
Louisville, Kentucky 40299
Attention: Mike Cassady

I, or we, hereby swear or affirm that, to the best of Affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is $ 730,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this 28th day of October, 2004.

Notary Public

PAMELA WALKER
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

My Commission Expires MAR. 22, 2008

After recording return to:

7000-0507
Hermitage, TN

EXHIBIT A

LEGAL DESCRIPTION

A tract of land in the First Civil District of Metropolitan Nashville, Davidson County, Tennessee; being all of Lot No. 3 as shown on the Final Plat of Wal-Mart Center as of record in Plat Book 6900, Page 3, R.O.D.C., Tennessee and being more particularly described as follows:

Beginning at an existing iron pin on the easterly right-of-way line of Lebanon Pike, U.S. Highway 70-N (R.O.W. varies); said iron pin being the common westerly property corner between Lots 2 and 3 as shown on the Final Plat of Wal-Mart Center; thence,

1. With the easterly right-of-way line of Lebanon Pike, **N 31° 04' 00" E** a distance of **224.96 feet** to an existing iron pin; thence,

2. **N 34° 58' 26" E** a distance of **94.97 feet** to an existing iron pin; thence,

3. Leaving said right-of-way line and with the easterly property line of Lot **No. 3, S 37° 22' 30" E** a distance of **206.24 feet** to an existing P.K. nail in concrete gutter on the westerly right-of-way line of a Joint Access and Public Utility Easement (R.O.W. width varies) as of record in Deed Book 7141, Page 120, R.O.D.C., Tennessee and as shown on said final plat; thence,

4. Southwestwardly with the westerly right-of-way line of said easement and a **469.13-foot** radius curve to the left a distance of **112.99 feet** to a chiseled "X" in concrete gutter; said curve has a chord bearing and distance of **S 12° 29' 00" W, 112.72 feet**; thence,

5. **S 05° 35' 00" W** a distance of **50.00 feet** to an iron pin (set) at the common easterly property corner between Lots 2 and 3; thence,

6. Leaving the westerly right-of-way line of said easement, with the common property line between Lots 2 and 3, **N 78° 42' 36" W** a distance of **271.75 feet** to the point of beginning.

Being the same property conveyed to FFCA Co-Investment Limited Partnership by deed of record in Book 9005, page 780, as corrected in Book 9604, page 818 RODC

7000-0507
Hermitage, TN