Davidson County DEEDQC
Recvd: 12/10/04 15:00 3pgs
Fees:17.00 Taxes:0.00
20041210-0147481

When recorded, return to: BOX 9B
ADDRESS OF NEW OWNER AND
SEND TAX BILLS TO:
FFCA Co-Investment Limited
Partnership
17207 North Perimeter Drive
Scottsdale, AZ 85255

THIS INSTRUMENT PREPARED BY:
Sandra McArthur
FFCA Co-Investment Limited Partnership
17207 North Perimeter Drive
Scottsdale, AZ 85255

Map 108-01-0
Parcel 073

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS, that SMITH FOODS II LIMITED PARTNERSHIP, a Tennessee limited partnership ("Grantor"), for and in consideration of the sum of TEN AND NO/100 DOLLARS ($10.00) in hand paid by FFCA CO-INVESTMENT LIMTIED PARTNERSHIP, a Delaware limited partnership ("Grantee"), to or on behalf of Grantor, the receipt of which is hereby acknowledged, does hereby quit-claim to Grantee, its successors and assigns, all of Grantor's right, title and interest, if any, in and to all buildings, structures, fixtures and other improvements (collectively, the "Improvements") which is now located at that certain real property more particularly described on the Exhibit A attached hereto.

THE conveyance made herein is subject to all taxes, assessments, liens, encumbrances and restrictions of record and all matters which an accurate survey or physical inspection of the Improvements or underlying premises would disclose.

IN WITNESS WHEREOF, Grantor has executed this Quitclaim Deed as of this 30th day of NOVEMBER, 2004.

[REMAINDER OF PAGE INTENTIONALLY LEFT BLANK]

SMITH FOODS II LIMITED PARTNERSHIP, a
Tennessee limited partnership

By: E.R. Smith, Inc., general partner

By E. Rhett Smith
Printed Name E. Rhett Smith
Its President

STATE OF Tennessee]
] SS.
COUNTY OF Davidson]

Before me, the undersigned Notary Public, on this 30 day of Novemker, 2004, personally appeared E. Rhett Smith, known to me to be the person whose name is subscribed to the foregoing instrument, and known to me to be President of E.R. SMITH INC., in its capacity as general partner of SMITH FOODS II LIMITED PARTNERSHIP, a Tennessee limited partnership, and acknowledged to me that he executed the same instrument for the purposes and consideration therein expressed, on behalf of said corporation, as managing general partner of the partnership.

Vickie Clemons
Notary Public

My Commission Expires:
5/28/06

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration for this transaction is -0-.

Beth M. Brock
Affiant

Sworn to and subscribed before me this 10th day of December, 2004.

Notary Public

My Commission Expires:

GEORGE E. MUSTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires JULY 19, 2008

GE# 7000-0506
Nashville, TN

EXHIBIT A

LEGAL DESCRIPTION

A tract of land in the First Civil District of Metropolitan Nashville and Davidson County, Tennessee, being all of Lot 2 on the Final Plat of "Metro Airport Center Section 4, Phase 1", as of record in Plat Book 6200, Page 216, Register's Office of Davidson County, Tennessee and more particularly described as follows:

Beginning at an existing iron pin on the east right-of-way line of Donelson Pike; said iron pin also marks the southwest corner of the land of Spiros Darsinos and Angelo (Evangelos) Darsinos as of record in Deed Book 6805, Page 479, R.O.D.C., Tennessee; thence,

1. With the south line of said Darsinos land, S 83° 12' 58" E a distance of 144.04 feet to a tack in leaded hole set at the southeast corner thereof; said tack also marks the southwest corner of Lot 1 of said "Metro Airport Center Section 4, Phase 1; thence,

2. With the south line of said Lot 1, S 83° 13" 18" E a distance of 127.33 feet to an iron pin set on the west line of Lot 2 on the Final Plat of "Elm Hill Limited" as of record in Plat Book 5200, Page 259, R.O.D.C., Tennessee; thence,

3. With the west line of Lot 2 of said "Elm Hill Limited", S 10° 39' 99" W a distance of 175.00 feet to an iron pin set at the northeast corner of Lot 3 on the Final Plat of "Metro Airport Center Section 4, Phase 3", as of record in Plat Book 6200, Page 212, R.O.D.C., Tennessee; thence,

4. With the north line of said Lot 3, N 83° 18' 10" W a distance of 258.94 feet to an "x" set in a concrete walk on said east right-of-way line of Donelson Pike; thence,

5. With said east right-of-way line and with a curve to the left, having a radius of 3,477.83 feet and a chord of N 06° 34' 41" E, 174.97 feet for an arc distance of 174.98 feet to the point of beginning;

containing 46,216 square feet or 1,061 acres, more or less.

This description was prepared from an ALTA/ACSM Land Title Survey by Ragan Smith Associates, Inc.; Job No. 93-094/4250; dated May 28, 1993 and certified by John O. Spry, Tennessee Registered Land Surveyor #727.

Together with the utility and drainage easements granted by "Final Plat of Metro Airport Center Section 4, Phase I" as of record in Plat Book 6200, Page 216, Register's Office of Davidson County, Tennessee.

Being the same property conveyed to FFCA Co-Investment Limited Partnership by deed dated July 1, 1993 from Smith Foods II Limited Partnership of record in Book 9005, page 827, corrected in Book 9604, page 814, Register's Office for Davidson County, Tennessee.