THIS INSTRUMENT PREPARED BY: **MUDTER, MORGAN & PATTERSON** **2000 Richard Jones Road** **Suite 103** **Nashville, Tennessee 37215** **(615) 383-4429** **FTEC File No. 23326** **File Box 9B**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration for this transfer is: $-0-. Affiant Subscribed and sworn to before me, this 10th day of December, 2004. Notary Public My Commission Expires: _____

QUITCLAIM DEED

Address New Owner: Fifth Third Bank, N.A., a national banking association V.P. Corporate Facilities –Real Estate 38 Fountain Square Plaza, MD10ATA1 Cincinnati, OH 45263	Send Tax Bills To: New Owner Davidson County DEEDQC Recvd: 12/10/04 15:08 4pgs Fees:22.00 Taxes:0.00 20041210-0147485	Tax Information: Map: 108-01-0 Parcel: 073.00

FOR AND IN CONSIDERATION of Ten and 00/100 Dollars ($10.00) and other good and valuable consideration, the receipt of all of which is hereby acknowledged, FFCA CO-INVESTMENT LIMITED PARTNERSHIP, a Delaware limited partnership (hereinafter referred to as the "Grantor") does hereby quitclaim, transfer and convey unto FIFTH THIRD BANK, N.A., a national banking association, its successors and assigns, all of its right, title and interest in the real property in the County of Davidson, State of Tennessee, and more particularly described on Exhibit "A" hereto.

This is improved property known as 525 Donelson Pike, Nashville, Tennessee.

Whenever used, the singular number shall include the plural, the plural the singular and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 9TH day of December, 2004.

FFCA CO-INVESTMENT LIMITED PARTNERSHIP, a Delaware limited partnership

By: FFCA INSTITUTIONAL ADVISORS, INC., a Delaware corporation, its managing general partner

By: _____

Title: Mary E. Lorenz
Vice President, Collateral Management

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR TRUE VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS
$ 0
_____
AFFIANT
SUBSCRIBED AND SWORN TO BEFORE ME, THIS
THE 10 DAY OF Dec 20 04
_____
Deputy Register

STATE OF ARIZONA)
COUNTY OF MARICOPA)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MARY E. LORENZ, with whom I am personally acquainted, and who acknowledged that he/she executed the within instrument for the purposes therein contained and who, upon oath, further acknowledged that he/she is the VP-COLLATERAL MGMT of FFCA Institutional Advisors, Inc., a Delaware corporation, the managing general partner of FFCA Co-Investment Limited Partnership, a Delaware limited partnership, the maker or its constituent, and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 9 day of December, 2004.

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

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.

ALSO BEING THE SAME PROPERTY DESCRIBED BELOW (SEE PAGE 2)

Exhibit "A"

Being a tract of land located in the 1st Civil District of Davidson County, Tennessee, being all of the land as described in Book 9604, page 814, Register's Office for Davidson County, Tennessee, and shown as Lot 2 on the Final Plat of Metro Airport Center, Section 4, Phase 1, as recorded in Plat Book 6200, page 216, Register's Office for Davidson County, Tennessee, and being more particularly described according to the survey of Paul G Weatherford, Tennessee R. L. S. No. 1941, dated September 10, 2004, as follows:

Beginning at an old iron rod on the East margin of Donelson Pike, said point being the Southwest corner of the Darsinos, Spiros, et al property as described in Instrument No. 20021217-0155821, Register's Office for Davidson County, Tennessee, and shown as Lot 1 Darsinos Subdivision as recorded in Plat Book 8250, page 502;

Thence, leaving said margin, South 85 degrees 32 minutes 38 seconds East, 144.12 feet to a tack set in lead on a concrete wall, said point being the old Southwest corner of Lot 1 on the Final Plat of Metro Airport Center, Section 4, Phase 1, as recorded in Plat Book 6200, page 216, Register's Office for Davidson County, Tennessee;

Thence, South 85 degrees 34 minutes 26 seconds East, 127.40 feet to an old iron rod, said point being a point in the Eastern line of the property conveyed to 84 Lumber Co. as recorded in Book 5630, page 792, Register's Office for Davidson County, Tennessee;

Thence, South 08 degrees 21 minutes 32 seconds West, 175.01 feet to a new iron rod, said point being the Northeast corner of the property conveyed to Taco Bell of America, Inc. as recorded in Book 11523, page 827, Register's Office for Davidson County, Tennessee;

Thence, North 85 degrees 38 minutes 31 seconds West, 258.94 feet to a point marked at the back of walk, the East margin of said Donelson Pike;

Thence, with said margin along a curve to the left having a radius of 3477.83 feet, an arc length of 175.00 feet and a chord bearing and distance of North 04 degrees 14 minutes 17 seconds East, 174.98 feet to the Point of Beginning and containing 1.06 acres or 46,225 square feet.

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.