STATE OF ALABAMA   )

SHELBY COUNTY   )

SATISFACTION OF SECOND PRIORITY COLLATERAL ASSIGNMENT OF LEASE OR LEASES AND RENTS

    The undersigned, Citicorp Real Estate, Inc., acknowledges full payment or satisfaction of the obligations secured by that certain Second Priority Collateral Assignment of Lease or Leases and Rents (the "Assignment") executed to it by FPI Birmingham, Ltd. and recorded in the Office of the Judge of Probate of Shelby County, Alabama (the "Probate Office"), in Book 54, at page 362 as modified by instrument recorded in the Probate Office in Book 302, at page 985, as further modified by instrument recorded in the Probate Office in Instrument No. 1993-23529 and as further modified by instrument recorded in the Probate Office in Instrument No. 1994-01454 and the undersigned does further release and satisfy said Assignment.

    IN WITNESS WHEREOF, the undersigned have executed this instrument, on this the 17th day of March, 1994.

                                CITICORP REAL ESTATE, INC.

                                By: _____
                                   Ronald E. Schumer
                              Its: Vice President

STATE OF _Georgia_   )
COUNTY OF _DeKalb_   )

    I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that _Ronald E. Schumer_, whose name as _Vice President_ of Citicorp Real Estate, Inc., a corporation, is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed of the contents of said instrument, he, as such officer and with full authority, executed the same voluntarily for and as the act of said corporation.

    Given under my hand and official seal, this the 17th day of _March_, 1994.

                              _____
                                   Notary Public

APPIX SEAL
                    Notary Public, Fulton County, Georgia
                    My Commission Expires October 17, 1997

My Commission expires: _____

This instrument prepared by:

L. Don Campbell, Jr.
Krivcher, Magids, Neal,
  Cottam & Campbell, P.C.   Inst # 1994-09703
5100 Poplar Avenue, Suite 2929
Memphis, Tennessee 38137