Bat 33

Address New Owner:	Send Tax Bills to:	Map-Parcel Numbers
Jackson Downs, Ltd. 1800 Bering Drive Suite 2200 Houston, TX 77057	Same	Part of 85-55

This instrument prepared by: Boult, Cummings, Conners & Berry (BW)
P.O. Box 198062, Nashville, Tennessee 37219

QUITCLAIM DEED

FOR VALUABLE CONSIDERATION, the receipt and sufficiency of which are acknowledged, Kenneth R. Lokey, Trustee, with full power to sell, encumber, transfer and convey without the joinder of any beneficiary ("Grantor") hereby sells and quitclaims to Jackson Downs, Ltd., a Texas limited partnership, ("Grantee"), Grantee's successors and assigns, all of Grantor's right, title and interest in and to certain land in Davidson County, Tennessee, being more particularly described in Exhibit A attached hereto and incorporated herein by reference (the "Property").

This conveyance of the Property is made expressly subject to all limitations, restrictions, and encumbrances as may affect the Property, including, without limitation, those encumbrances set forth on Exhibit B attached hereto and incorporated herein by reference.

STATE OF Texas
COUNTY OF Harris
The actual consideration for this transfer is $ 0.

Affiant:
Jackson Downs, Ltd.

By: Kenneth R. Lokey
Kenneth R. Lokey,
general partner

Subscribed and sworn to before me this 31st day of March, 1986.

Carole J. Heppel
Notary Public
My commission Expires: 4-2-1989

NOTARY PUBLIC STATE OF TEXAS COUNTY OF HARRIS

CAROLE J. HEPPEL
Notary Public, State of Texas
My Commission Expires April 2, 1989

RECEIVED FOR RECORD AND RECORDED IN OFFICIAL RECORDS OF DAVIDSON COUNTY, TENNESSEE

This is improved property, known as Phase IA, Jackson Downs, Nashville, Davidson County, Tennessee.

Executed this 31st day of March, 1986.

Kenneth R. Lokey, Trustee

STATE OF Texas
COUNTY OF Harris

Personally appeared before me, Carole J. Heppel, a Notary Public in and for said County and State, the within named Kenneth R. Lokey, Trustee, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Houston, Harris County, Texas this 31st day of March, 1986.

NOTARY PUBLIC · COUNTY OF HARRIS, TEXAS

Carole J. Heppel
Notary Public

My Commission Expires: 4-2-1989

CAROLE J. HEPPEL
Notary Public, State of Texas
My Commission Expires 4/2/89

88048

IDENTIFICATION REFERENCE

APR 2 10 02 AM '86

FELIX Z. WILSON JR. REGISTER
DAVIDSON COUNTY, TN

DESCRIPTION:

Being a tract of land in the First Civil District of Davidson County, Tennessee, located on Lebanon Pike near the Stones River and being more particularly described as follows:

Beginning at an iron pin in the southeasterly margin of Lebanon Pike, said iron pin being the northwest corner of Hospital Corporation of America Properties, Inc., property of record in Deed Book 5860, Page 912, R.O.D.C., Tennessee, and being S 44° 47' W, 338.60 feet, more or less, from the centerline extended of Downeymeade Drive;

Thence, with said margin of Lebanon Pike, N 44° 47' E, 321.14 feet to the westerly margin of a proposed future road;

Thence, with said margin of proposed future road as follows;
S 45° 13' E, 128.50 feet; Southeasterly with a curve to the right 358.00 feet, said curve having a radius of 960.00 feet and a central angle of 21° 22'; S 23° 51' E, 223.75 feet; Southeasterly with a curve to the left 287.11 feet, said curve having a radius of 350.00 feet and a central angle of 47° 00';

Thence, S 27° 36' W, 580.00 feet;
Thence, S 32° 01' W, 195.00 feet;
Thence, S 10° 18' E, 205.00 feet;
Thence, N 88° 30' W, 513.77 feet;
Thence, N 58° 58' W, 90.00 feet to the easterly boundary of Donelson Hospital, Inc., property of record in Deed Book 4218, Page 822, R.O.D.C., Tennessee;

Thence, with said boundary of Donelson Hospital, Inc., property as follows:
N 31° 02' E, 215.00 feet; N 18° 19' E, 200.02 feet to a concrete monument at the southwest corner of H.C.A. property, of record in Deed Book 4706, Page 540, R.O.D.C Tennessee;

Thence, with the boundary of said H.C.A. property as follows:
S 71° 41' E, 60.00 feet; N 18° 19' E, 250.00 feet to an iron pin; N 71° 41' W, 60.00 feet to a concrete monument;

Thence, N 18° 19' E, passing a concrete monument at 150.02 feet and continuing on, in all, 676.47 feet to an iron pin;

Thence, N 71° 41' W, 372.55 feet to the point of beginning.

Containing 15.63 acres, more or less.

Being part of property conveyed to Kenneth R. Lokey, Trustee, by deed from RCM Interests of record in Book 6662, Page 219, R.O.D.C., Tennessee.

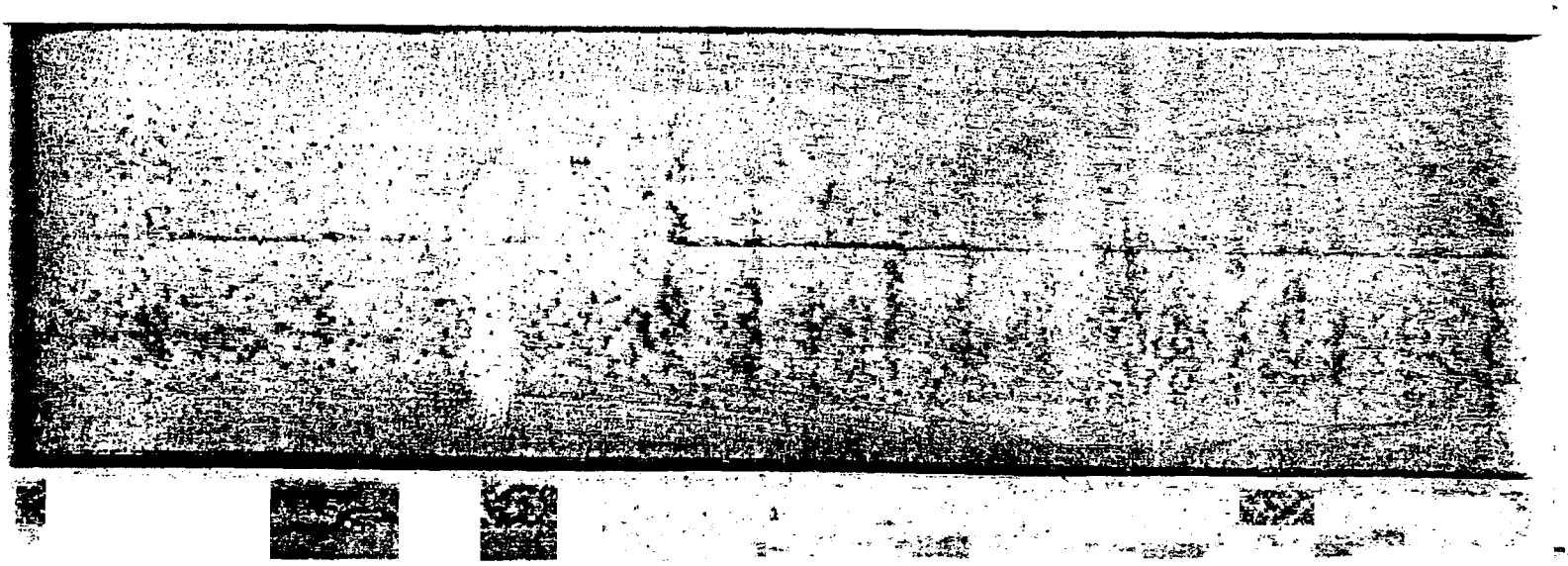


EXHIBIT "B"

ENCUMBRANCES

(1) Taxes for 1986, a lien but not yet due and payable.

(2) Lease Agreement and easement from the State of Tennessee to Hospital Corporation of America, of record in Book 4407, Page 992, Register's Office for Davidson County, Tennessee.

(3) Sanitary sewer easement of record in Book 4819, Page 866, said Register's Office.

(4) Nashville Electric Service Easement of record in Book 5848, Page 105, said Register's Office.

(5) Survey made by Barge, Waggoner, Sumner & Cannon, dated March 25, 1986, shows existing sanitary sewer easement recorded in Book 4819, Page 866, Register's Office for Davidson County, Tennessee, running north to south along the easterly portion of tract, existing 8" sanitary sewer line in use under the lease agreement in Book 4407, Page 999, Register's Office for Davidson County, Tennessee.

Retaining wall encroaches on the west line, pavement encroaches on the west line, building encroaches on the west line, 25 foot N.E.S. overhang easement on the north line and shows a 100 year flood line.