Bat 7

INSTRUMENT PREPARED BY:

Vivian L. Stein Dubin, Esq.
Law Offices of
William S. Friedman
1270 Avenue of the Americas
Suite 1400
New York, New York 10020

New Owner and
Please send Tax Bills to:

Donelson Health Care
Associates Limited Partnership
1601 LBJ Freeway
Dallas, Texas 75234

BOOK 6349 PAGE 747

Map 96-5
Par. 194 Is

WARRANTY DEED

This General Warranty Deed is made and delivered effective the 1st day of August, 1986, by DONELSON HEALTH CARE, LTD., a Tennessee limited partnership, having an address c/o Southmark Consolidated Resources Corporation of America, 2245 Perimeter Park, Suite 3, Atlanta, Georgia 30341 ("Grantor") to DONELSON HEALTH CARE ASSOCIATES LIMITED PARTNERSHIP, a Delaware limited partnership, having an address c/o Equity Associates, Ltd., 1601 LBJ Freeway, Dallas, Texas 75234 ("Grantee"):

W I T N E S S E T H

That the Grantor, for and in consideration of the sum of FIVE MILLION AND 00/100 DOLLARS ($5,000,000), receipt of which is hereby acknowledged, by these presents does grant, bargain, sell, alien, remise, release, convey, and confirm unto the Grantee all that certain land situated in Davidson County, Tennessee including the improvements thereon, and being more fully described by metes and bounds on EXHIBIT "A" attached hereto and made a part hereof.

Together with all the tenements, hereditaments, and appurtenances thereto belonging or in anywise appertaining.

TO HAVE AND TO HOLD, the same in fee simple forever.

This Deed is made and accepted subject to the easements, encumbrances, and other matters set forth on EXHIBIT "B" attached hereto and made a part hereof.

The name and address of the Mortgagee is:

Lincoln National Pension Insurance Company
1300 South Clinton Street
P. O. Box 1110
Fort Wayne, Indiana 46801

And Grantor does hereby bind itself and its successors and legal representatives to warrant and forever defend, all and singular, the title to said land unto the said Grantee, its successors and assigns, against the claims of every person whomsoever lawfully claiming or to claim the same, or any part thereof.

For prior title see deed conveying a portion of the land to Donelson Health Care, Ltd., a Tennessee limited partnership, from A. J. Reeves and wife, Mettawe L. Reeves, of record in Book 5788, page 20, Register's Office of Davidson County, Tennessee; said deed was thereafter corrected by a deed of correction from A. J. Reeves and wife, Mettawe L. Reeves, to Donelson Health Care, Ltd., a Tennessee limited partnership, of record in Book 5805, page 791, Register's Office of said county, The remaining portion of the land was conveyed to Donelson Health Care, Ltd., a Tennessee limited partnership. by a certain quitclaim deed from Farrell B. Jones, of record in Book 5805, page 795, Register's Office of Davidson County, Tennessee; said quitclaim deed was thereafter corrected by a certain instrument of correction from Farrell B. Jones to Donelson Health Care, Ltd., a Tennessee limited partnership, of record in Book 5967, page 302, Register's Office of said County; said instrument of correction was thereafter corrected by a certain instrument of correction from Farrell B. Jones to Donelson Health Care, Ltd., a Tennessee limited partnershipof record in Book 5976, page 479, Register's Office of said County. This is improved property known as 2733 McCampbell Avenue, Donelson, Tennessee.

Consolidated Resources Corporation of America, a Georgia corporation, was duly merged into Southmark Subsidiary Corporation, a Nevada corporation, and the latter surviving corporation changed its name to "Southmark Consolidated Resources Corporation of America" as shown on Exhibits C and D attached hereto.

IN WITNESS WHEREOF, the Grantor has caused this Deed to be duly executed in its name by two of its General Partners, Gerald D. Fridrich and Southmark Consolidated Resources Corporation of America, a Nevada corporation, effective the day and year first above written.

DONELSON HEALTH CARE, LTD.,
a Tennessee limited partnership

By: Gerald D Fridrich
Gerald D. Fridrich,
General Partner

By: Southmark Consolidated Resources Corporation of America, a Nevada corporation, as its general partner

By: William J. Barbin
William J. Barbin,
Senior Vice President

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, Alan L. Saturn, a Notary Public in and for the State and County aforesaid, personally appeared Gerald D. Fridrich, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be a general partner of DONELSON HEALTH CARE, LTD., a Tennessee limited partnership, the within named bargainor, a Tennessee limited partnership, and that he as such general partner executed the foregoing instrument for the purpose therein contained, by signing the name of the limited partnership by himself as general partner.

Witness my hand and seal at office this 11 day of August 1986.

Alan L Saturn
NOTARY PUBLIC

My Commission Expires:
4/19/87

STATE OF GEORGIA
COUNTY OF DEKALB

Before me Dana Lane, Notary Public in the State and County aforesaid, personally appeared WILLIAM J. BARBIN, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be Senior Vice President of SOUTHMARK CONSOLIDATED RESOURCES CORPORATION OF AMERICA, a Nevada corporation, and who, upon oath, acknowledged SOUTHMARK CONSOLIDATED RESOURCES CORPORATION OF AMERICA, a Nevada corporation, to be a general partner of DONELSON HEALTH CARE LTD., a Tennessee limited partnership, the within named bargainor, a Tennessee limited partnership, that he as such Senior Vice President executed the foregoing instrument for the purpose therein contained by signing the name of SOUTHMARK CONSOLIDATED RESOURCES CORPORATION OF AMERICA, a Nevada corporation, by himself as Senior Vice President, and that SOUTHMARK CONSOLIDATED RESOURCES CORPORATION OF AMERICA, a Nevada corporation, as such general partner of DONELSON HEALTH CARE, LTD., a Tennessee limited partnership, executed the foregoing instrument for the purposes therein contained by signing the name of the limited partnership by itself as general partner.

Witness my hand and seal at office this 26 day of August, 1986.

Dana Lane
NOTARY PUBLIC

My Commission Expires:
Notary Public, Georgia State at Large
My Commission Expires July 8, 1987

(AFFIX NOTARY SEAL)

STATE OF GEORGIA)
) ss:
COUNTY OF DEKALB)

The undersigned hereby makes oath that $5,000,000.00 is the greater of the actual consideration for this transfer or value of the property herein described as of the date of this instrument.

Affiant

Sworn to and subscribed before this 7TH day of August, 1986.

Notary Public

My Commission Expires:
Notary Public, Georgia State at Large
My Commission Expires July 8, 1987

(AFFIX NOTARY SEAL)

EXHIBIT "A"

BEING A PARCEL OF LAND LYING IN NASHVILLE-DAVIDSON COUNTY, TENNESSEE AND BEING LOT 1, DONELSON HEALTH CARE, LTD AS OF RECORD IN BOOK 5200, PAGE 465, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE AND BEING BOUNDED ON THE EAST BY McCAMPBELL AVENUE AND FARRELL JONES; ON THE SOUTH BY HERBERT GENTRY AND HORACE WALDROP; ON THE WEST BY CAMERON PARK OFFICE CENTER; ON THE NORTH BY COLONIAL VILLAGE SUBDIVISION AND BEING MORE PARTICULARLY DESCRIBED ACCORDING TO A SURVEY PERFORMED BY MORROW & ASSOCIATES, INC. AND DATED JUNE 20, 1986:

BEGINNING AT A POINT IN THE WEST RIGHT-OF-WAY LINE OF McCAMPBELL AVENUE, SAID POINT BEING A CORNER COMMON WITH FARRELL JONES, SAID POINT BEING LOCATED SOUTH 47 DEG 39 MIN 00 SEC WEST, 614.23 FEET FROM THE SOUTH RIGHT-OF-WAY RETURN OF COLONIAL CIRCLE;

THENCE WITH THE WEST RIGHT-OF-WAY OF McCAMPBELL AVENUE, SOUTH 47 DEG 39 MIN 00 SEC WEST, 80.00 FEET TO A POINT, A CORNER COMMON WITH HERBERT GENTRY IN THE WEST RIGHT-OF-WAY LINE OF McCAMPBELL AVENUE;

THENCE WITH GENTRY, NORTH 42 DEG 21 MIN 00 SEC WEST, 89.74 FEET TO A POINT;

THENCE CONTINUING WITH GENTRY AND PASSING A CORNER COMMON WITH HORACE WALDROP, SOUTH 81 DEG 29 MIN 10 SEC WEST, 643.49 FEET TO A POINT, A CORNER COMMON WITH CAMERON PARK OFFICE CENTER IN THE NORTH LINE OF HORACE WALDROP;

THENCE WITH CAMERON PARK OFFICE CENTER, NORTH 06 DEG 57 MIN 50 SEC WEST, 234.89 FEET TO A POINT, A CORNER COMMON WITH CAMERON PARK OFFICE CENTER IN THE SOUTH LINE OF COLONIAL VILLAGE SUBDIVISION;

THENCE WITH COLONIAL VILLAGE SUBDIVISION, NORTH 78 DEG 17 MIN 10 SEC EAST, 153.65 FEET TO A POINT;

THENCE NORTH 81 DEG 01 MIN 00 SEC EAST, 416.31 FEET TO A POINT, A CORNER COMMON WITH FARRELL JONES IN THE SOUTH LINE OF COLONIAL VILLAGE SUBDIVISION;

THENCE WITH JONES, SOUTH 08 DEG 59 MIN 00 SEC EAST, 167.36 FEET TO A POINT;

THENCE ON A CURVE TO THE LEFT, THE RADIUS OF WHICH IS 25.00 FEET, THE CENTRAL ANGLE OF WHICH IS 84 DEG 19 MIN 34 SEC, THE CHORD OF WHICH IS SOUTH 51 DEG 08 MIN 47 SEC EAST, 33.56 FEET, ALONG THE CURVE DISTANCE OF 36.79 FEET TO A POINT;

THENCE NORTH 86 DEG 41 MIN 26 SEC EAST, 74.33 FEET TO A POINT;

THENCE ON A CURVE TO THE RIGHT, THE RADIUS OF WHICH IS 75.00 FEET, THE CENTRAL ANGLE OF WHICH IS 50 DEG 57 MIN 34 SEC, THE CHORD OF WHICH IS SOUTH 67 DEG 49 MIN 47 SEC EAST, 64.53 FEET, ALONG THE CURVE DISTANCE OF 66.71 FEET TO A POINT;

THENCE SOUTH 42 DEG 21 MIN 00 SEC EAST, 54.26 FEET TO THE POINT OF BEGINNING.

CONTAINING 3.490 ACRES, MORE OR LESS.

This is the same property described on the as-built survey prepared by Morrow & Associates, Inc., Jerry L. Morrow, R.L.S. Tenn. No. 777, dated June 20, 1986, revised July 2, 1986, which survey is made a part hereof by this reference.

Tax Map 96-5 Parcel 194

RECORDER'S MEMO
Legibility of Writing, Typing or Printing Unsatisfactory in this Document When Received

1. All taxes for the year 1986 and the years thereafter.

2. Exception is taken for the following matters evidenced by the plan of Donelson Health Care Ltd. Subdivision, of record in Book 5200, page 465, Register's Office of Davidson County, Tennessee:

   (1) 75-foot Nashville Electric Service easement across the southeasterly part of the land.

   (2) 10-foot drainage easement across the southeasterly part of the land.

   (3) TVA easement across the southeasterly part of the land.

   (4) 20-foot sanitary sewer easement from the southerly boundary of the land to the southerly line of an existing building; said easement also includes a 10-foot sewer service line easement and a 6-inch service line.

   (5) 10-foot sewer service line easement along the southerly line of the land; said easement also includes a 4-inch force main.

   (6) 10-foot public utility and drainage easement along the northerly line of the land.

   (7) Conditions of owner's certificate.

3. Exception is taken for the following easements, evidenced by the survey of Ralph Lambert & Son, Surveyor, as appears from the plan of record in Book 5060, page 96, Register's Office of Davidson County, Tennessee (said plan, as a plan of subdivision, having been voided and superseded by the plan filed of record in Book 5200, page 465, Register's Office of Davidson County, Tennessee):

   (1) TVA right-of-way easement, of record in Book 1163, page 629, Register's Office of Davidson County, Tennessee.

   (2) Nashville Electric Service (N.E.S.) right-of-way easement, of record in Book 2487, page 533, Register's Office of Davidson County, Tennessee.

   (3) Telephone lines across the southeasterly part of the land.

4. Permanent drainage and construction easement in favor of The Metropolitan Government of Nashville and Davidson County, Tennessee, of record in Book 4181, page 194, Register's Office of Davidson County, Tennessee.

5. Any right, title or interest pertaining to the existence of a graveyard along the northern boundary of the land, as shown by the plat of survey of Caldwell Engineering & Surveying, dated September 29, 1981.

6. Deed of Trust and Security Agreement from Donelson Health Care, Ltd., a Tennessee limited partnership, to Joseph B. Pitt, Jr., Trustee, securing to Lincoln National Pension Insurance Company the payment of an indebtedness in the principal amount of $1,800,000.00, of record in Book 5979, page 486, Register's Office of Davidson County, Tennessee; and Assignment of Rents and Profits recorded in Book 5979, Page 512, aforesaid records, and the financing statement recorded in Book 5979, Page 517, aforesaid records.

7. Right of Way Easement to Metro Nashville and Davidson County concerning McCampbell Avenue as shown on the survey referred to in Exhibit "A" attached to this deed.

EXHIBIT "C"

BOOK 6949 PAGE 755

State of Georgia

OFFICE OF SECRETARY OF STATE

I, Max Cleland, Secretary of State of the State of Georgia, do hereby certify that

"CONSOLIDATED RESOURCES CORPORATION OF AMERICA", a corporation of the State of Georgia, has been duly merged pursuant to articles of merger intp "SOUTHMARK SUBSIDIARY CORPORATION", a corporation of the State of Nevada, and said merger has been filed in the office of the Secretary of State on the 24th day of February, 1986, effective the 24th day of February, 1986, and the fees therefor paid, as provided by law, and that attached hereto is a true copy of said articles of merger.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed the seal of my office, at the Capitol, in the City of Atlanta, this 24th day of February in the year of our Lord One Thousand Nine Hundred and Eighty Six and of the Independence of the United States of America the Two Hundred and Ten.

Max Cleland

SECRETARY OF STATE
COMMISSIONER OF CORPORATIONS

EXHIBIT "D"

BOOK 6949 PAGE 756

I, WM. D. SWACKHAMER, the duly qualified and elected Secretary of State of the State of Nevada, do hereby certify that there was filed in this fofice on February 21, 1986 an

AGREEMENT OF MERGER

merging

CONSOLIDATED RESOURCES CORPORATION OF AMERICA
(A Georgia Corporation)

into

SOUTHMARK SUBSIDIARY CORPORATION
(A Nevada Corporation)

changing name to:

SOUTHMARK CONSOLIDATED RESOURCES CORPORATION OF AMERICA

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the Great Seal of State, at my office, in Carson City, Nevada, this 28TH day of FEBRUARY, A.D., 19 86.

Secretary of State

By Kamala Kuhn
Deputy

CERTIFICATE OF GENERAL PARTNER

SOUTHMARK CONSOLIDATED RESOURCES CORPORATION OF AMERICA, General Partner of Tennessee Medical Investors, Ltd. ("Limited Partnership"), hereby certifies the property known as Life Care of Donelson and which is owned by the Limited Partnership is being sold to Donelson Health Care Associates Limited Partnership pursuant to a sales contract which has been duly approved by the general partners and limited partners of the Limited Partnership in accordance with the limited partnership agreement, as amended.

DATED the 14th day of August, 1986.

SOUTHMARK CONSOLIDATED RESOURCES CORPORATION OF AMERICA, General Partner

By: _____
William J. Barbin
Senior Vice President

STATE OF GEORGIA)
) SS:
COUNTY OF DEKALB)

On this 14th day of August, 1986, before me, the undersigned officer, personally appeared William J. Barbin, Senior Vice President of the General Partner of the above-named limited partnership, and that he, being authorized to do so, executed the foregoing instrument for the purpose therein contained, by signing the name of the limited partnership as the Senior Vice President of the General Partner.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal.

Nancy E. Sanders
Notary Public

My Commission Expires:
Notary Public, Georgia, State at Large
My Commission Expires May 30, 1988

31839

IDENTIFICATION REFERENCE

Aug 14 1 09 PM '86

FELIX Z. ZINSTEIN REGISTER
DAVIDSON COUNTY, TN

OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 6949 PAGE 758

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
		5,000,000.00	CAMT	
			1400[illegible].[illegible]0	CSTAX
			.50	PRFE
			33.[illegible]	MOT[illegible]
				CHECK1403J.50-
0274A06/14/86			BAL	.0[illegible]

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

31839

IDENTIFT REFERENCE

Aug 14 1 09 PM '86

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 283354