Address New Owner:	Map-Parcel Numbers:	Send Tax Bills To:
Southern Hills Realty Investors, L.P. c/o Health Horizons Suite 222, 100 Winners Cr. Brentwood, TN 37027	147-13, 504-06611	same

This instrument prepared by: Boult, Cummings, Conners & Berry
222 Third Avenue, North, P.O. Box 198062, Nashville, TN 37219

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN and NO/100 DOLLARS ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, Health Horizons of Nashville, Inc., a Tennessee corporation (the "Grantor"), has bargained and sold, and by these presents does transfer and convey to Southern Hills Realty Investors, L.P., a Delaware limited partnership (the "Grantee"), Grantee's successors and assigns, certain land in Davidson County, State of Tennessee, being more particularly described in Exhibit A, which is attached hereto and incorporated herein by this reference (the "Property").

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject to the following:

1. Real estate taxes for the current year which have been prorated between the parties.

2. Storm Water Detention Agreement of record in Book 8681, page 749, Register's Office for Davidson County, Tennessee.

3. All matters shopwn on the survey of A & A Engineers, Inc., dated May 22, 1992, Job No. 5013-92.

4. Deed of Trust and Assignment of Rents dated as of May 6, 1992 of record in Book 8812, page 150, Register's Office for Davidson County (the "Deed of Trust").

This is unimproved property, located on Wallace Road, Nashville, Tennessee.

TO HAVE AND TO HOLD the Property with all appurtenances, estate, title, and interest thereto belonging to the Grantee, Grantee's successors and assigns, forever.

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $180,769.74.

Affiant

Subscribed and sworn to before me this 16th day of December, 1992.

Jennie Harper
Notary Public
My Commission Expires: 1-23-94

7 4 8 6 3

IDENTIFICATION REFERENCE

DEC 17 3 49 PM 1992

KEY TO CHECK

DAVIDSON COUNTY, TENNESSEE

681-96

Grantor covenants with the Grantee that Grantor is lawfully seized and possessed of the Property in fee simple; that Grantor has a good right to convey the Property, and that the Property is unencumbered except as set forth hereinabove.

Grantor further covenants and binds itself, its successors and assigns to warrant and forever defend the title to the Property to the said Grantee, Grantee's successors and assigns, against the lawful claims of all persons whomsoever.

By acceptance of this Deed, Grantee hereby agrees to be bound by the terms of the Deed of Trust and hereby assumes all of the obligations secured by the Deed of Trust.

IN WITNESS WHEREOF, the Grantor has executed this Deed this 16th day of October, 1992.

HEALTH HORIZONS OF NASHVILLE, INC., a Tennessee corporation

By: _____

Title: _____

STATE OF TENNESSEE

COUNTY OF Davidson

Personally appeared before me, Jennie Harper, Notary Public, Michael W Barton, with whom I am personally acquainted, and who acknowledged that he executed the foregoing instrument for the purposes therein contained and who further acknowledged that he is President of Health Horizons ~~of~~ of Nashville, Inc. a Tennessee corporation, and is authorized to execute this instrument on behalf of said corporation.

WITNESS my hand, at office, this 16th day of December, 1992.

Jennie Harper
Notary Public

My Commission Expires: 1-23-94

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

wp:lblwdhhi

EXHIBIT A

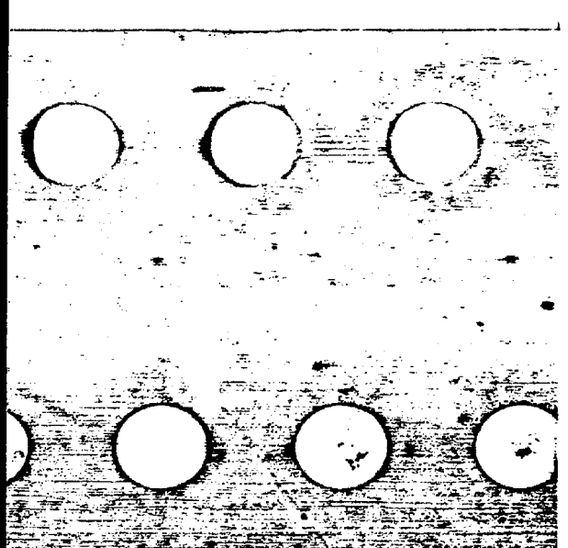
Land in Davidson County, Tennessee located on the north side of Wallace Road and being described as follows according to a survey made by A & A Engineers, Inc. dated May 22, 1992.

Beginning at an iron pin in the northern R.O.W. margin of Wallace Road, said pin being the southeast corner of the Southern Hills Condominiums property as of record in Deed Book 6594, page 540, R.O.D.C., Tennessee; thence leaving said R.O.W. along the eastern line of the Southern Hills Condominiums property, N 2° 58' 58" E 415.38 feet to an iron pin on the southern property line of the Brookridge Apartments, Ltd., property as of record in Deed Book 6250, page 335, R.O.D.C., Tennessee; thence S 86° 30' 59" E 150.00 feet to an iron pin; thence S 2° 58' 58" W 314.07 feet to an iron pin in the northern R.O.W. of Wallace Road; thence along said R.O.W. with the chord of a curve to the right having a radius of 1,407.40 feet, an arc length of 180.41 feet and an interior angle of 7° 20' 41", S 59° 17' 03" W 180.29 feet to the point of beginning, said tract containing 1.26 acres, more or less.

Being the same property conveyed to Health Horizons of Nashville, Inc. by deed from DBC Joint Venture of record in Book 8637, page 434, Register's Office for Davidson County, Tennessee, and by deed from DBC Joint Venture of record in Book 8637, page 439, Register's Office for Davidson County, Tennessee.

wp:lblhhex





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

RECEIVED OF _____

FOR _____

BOOK 8817 PAGE 162

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

CAMT 180762.74
CON TX 668.96
PRFEE 1.00
WDEED 12.00
TOTAL 681.96
CHECK 681.96

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 0001 2997

7.4.8.6.3.

IDENTIFI REFERENCE

DEC 17 3 49 PM '92

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 602174