21-B

THIS INSTRUMENT PREPARED BY:
Laurence M. Papel
MANIER, HEROD, HOLLABAUGH & SMITH
2200 One Nashville Place
150 Fourth Avenue North
Nashville, Tennessee 37219

New Owner:	Tax Bills To:	Map/Parcel No:
SGA Development Partnership, Ltd. 6750 LBJ Fwy, Suite 1100 Dallas, TX 75240 Attn: Greg England	Same	147/10

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Three Million Two Hundred Thousand ($3,200,000.00) Dollars cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Cornerstone Medical Center, L.P., a Tennessee limited partnership ("Grantor" herein), has bargained and sold, and does hereby bargain sell, transfer, convey, and confirm unto SGA Development Partnership, Ltd., a Texas limited partnership ("Grantee" herein), its successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, more particularly described as follows:

[SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF]

This is improved property known as Lot 7 of Harding Mall Village.

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

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, hereditaments, estate, title, and interest thereto belonging to said GRANTEE, its heirs, successors, and assigns, forever. And GRANTOR does covenant with said GRANTEE that GRANTOR is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except for:

1. All reservations of easements contained in the Warranty Deed of record in Book 9163, page 372, Register's Office for Davidson County, Tennessee.

2. All matters shown on the Plat of record in Book 7900, Page 634, said Register's Office.

3. Cross Access Easements, Slope Easement and Release Agreement of record in Book 9100, Page 965, said Register's Office.

4. Deed of Declaration of record in Book 4761, Page 42, said Register's Office.

And GRANTOR does further covenant and bind itself, its assigns, successors and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, its successors and assigns, against the lawful claims of all persons.

IN WITNESS WHEREOF, the undersigned, being the Grantor herein, has executed this instrument this 8th day of Decembaer, 1994.

CORNERSTONE MEDICAL CENTER, L. P.,
a Tennessee limited partnership

By: SJD Managment, Inc.

By: _____
Its: President

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer or value of property (whichever is greater) is $3,200,000.00.

_____
Affiant

Sworn to and subscribed before me this 8th day of December 1994.

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, STEVEN J. DAVIS, PRESIDENT of SJD Management, Inc., a Tennessee corporation, the corporate general partner of Cornerstone Medical Center, L.P., a Tennessee limited partnership, 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 and who further acknowledged that he is the PRESIDENT of SJD Management, Inc., and is authorized by SJD Management, Inc. and the limited partnership to execute this instrument on its behalf.

Witness my hand, at office, this 8th day of DECEMBER, 1994.

_____
Notary Public

My Commission Expires:
May 28, 1995

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EXHIBIT A

Property located in the 30th Councilmanic District of Nashville, Davidson County, Tennessee. Being known as Lot Seven on the final plat of the re-subdivision of Lot Six Harding Mall Village, as of record in Plat Book 7900, page 634 in the Register's Office for Davidson County, Tennessee, being more particularly described according to a survey prepared by Jimmy C. Yates of Wamble and Associates (Reg. Land Surveyor No. 1597), dated December 1, 1994, as follows:

Beginning at an iron rod set on the northern right of way of Harding Place said point being the southeast corner of the herein described Lot Seven, said iron rod also being the southwest corner of Harding Place Office Park as of record in Plat Book 5190, page 631, said Register's Office; thence, following said northern right of way north 87 degrees 06 minutes 49 seconds west 256.29 feet to an existing iron rod, said iron rod being the southwest corner of herein described Lot Seven and the southeast corner of Lot Six Harding Mall Village; thence, following the common line between said Lot Six and Lot Seven North 00 degrees 30 minutes 15 seconds west 173.85 feet to an existing iron rod, said iron rod being the northwest corner of herein described Lot Seven and the northeast corner of said Lot Six, said iron rod also being on the south line of Lot Four, Herbert Heights - Section Two, as of record in Plat Book 3500, page 83, said Register's Office; thence, following said south line north 81 degrees 36 minutes 55 seconds east 263.94 feet to an iron rod set, said iron rod being the northeast corner of the herein described Lot Seven, said iron rod also being the southeast corner of Lot Three on the aforementioned Herbert Heights - Section Two, said iron rod also being on the west line of the aforementioned Harding Place Office Park; thence, following said west line south 11 degrees 42 minutes 29 seconds west 70.47 feet to an iron rod set; thence, continuing with said west line south 03 degrees 58 minutes 49 seconds east 151.99 feet to an iron rod set; thence, continuing with said west line south 01 degrees 33 minutes 51 seconds east 4.62 feet to the point of beginning. Containing 50,144 square feet or 1.15 acres.

Together with (i) a perpetual, nonexclusive easement for vehicular and pedestrian ingress and egress over and across a portion of Lot 6 on the Final Plat of the Re-subdivision of Lot 6, Harding Mall Village, of record in Book 7900, Page 634, said Register's Office, being that portion of said Lot 6 as is cross-hatched thereon and is designated as a cross access easement in Note 11 of said plat and (ii) a perpetual, nonexclusive easement and right-of-way for vehicular and pedestrian ingress and egress upon certain portions of the Harding Place Office Park Property, as granted and designated in that certain Cross-Access Easements, Slope Easement and Release Agreement of record in Book 9148, page 965, said Register's Office.

Being the same property conveyed to Cornerstone Medical Center, L.P. as of record in Deed Book 9163, page 372, in the Register's Office for Davidson County, Tennessee.

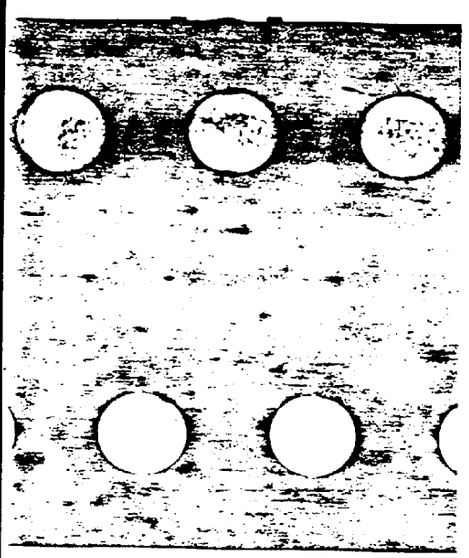
BWKPE2.3294
12/05/94(cyw)

1440 12/08 0101 03CHECK 11853.00

15774

IDENTIFICATION REFERENCE

SH DEC -8 [illegible]



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

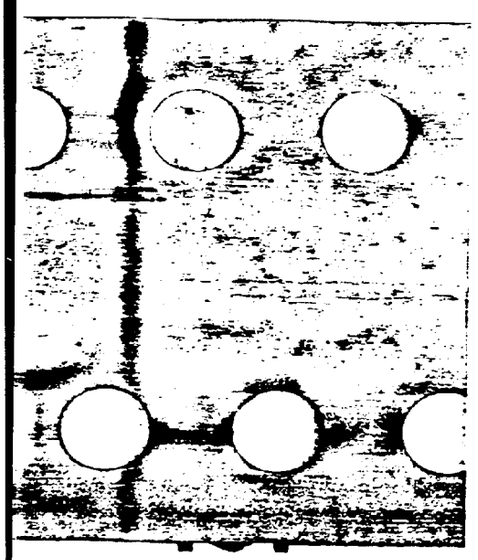
RECEIVED OF _____

FOR _____

BOOK 9541 PG 787

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
3200000.00
CON TX 11840.00
PRFEE 1.00
WDEED 12.00
~~[illegible] 11853.00~~
CHECK 11853.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

12/08/94 01 15:42 0001 1440

15774
IDENTIF. & REFERENCE

94 DEC -8 PM 3:41

REGISTER
DAVIDSON CO. TN.

No. 861421