Box 23

BOOK 10799 PG 511

This instrument was prepared by: Newton J. Wardlaw, IV, Esq. McCullough Sherril , LLP 1409 Peachtree Street, N.E. Atlanta, Georgia 30309	SEND TAX NOTICE TO: Healthcare Realty Management Incorporated 3310 West End Avenue, Suite 700 Nashville, Tennessee 37203 Attn: Roger O. West and Carter Steele	MAP NUMBER: 34-5 PARCEL NUMBER: 127

LIMITED WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00) to the undersigned grantor, Prudential Health Care Plan, Inc., a Texas corporation, (hereinafter referred to as "Grantor"), in hand paid by Healthcare Realty of Tennessee, L.P., a Tennessee limited partnership, (hereinafter referred to as "Grantee"), the receipt of which is hereby acknowledged, said Grantor does by these presents, grant, bargain, sell and convey unto said Grantee in fee simple all that certain lot or parcel of land located in Davidson County, Tennessee, and more particularly described on Exhibit A attached hereto and incorporated herein by this reference (hereinafter referred to as the "Property").

STATE OF Georgia
COUNTY OF Fulton

The actual consideration or value, whichever is greater, for this transfer is $1,873,822.00.

Subscribed and sworn before me this the 16th day of February, 1998.

Notary Public, Fulton County, Georgia
My commission expires: My Commission Expires Feb. 6, 2001

Affiant

Notary Public

TO HAVE AND TO HOLD, the Property and all privileges and appurtenances thereunto belonging to said Grantee and Grantee's heirs and assigns forever (hereinafter referred to collectively as the "Premises").

And said Grantor does for itself, its successors and assigns, covenant with said Grantee and Grantee's heirs and assigns, that except as set forth on Exhibit B attached hereto and incorporated herein by reference, the Premises are free from all encumbrances, that Grantor has a good right to sell and convey the same as aforesaid, and that Grantor will, and its successors and assigns shall, warrant and defend such title to the Premises to said Grantee and Grantee's heirs, executors and assigns forever, against the lawful claims of all persons and entities owning, holding or claiming by, through or under Grantor, but not otherwise.

IN WITNESS WHEREOF, Grantor has caused this instrument to be executed for it and in its name by its duly authorized officers and its seal to be hereunto affixed, as of this the 16th day of February, 1998.

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"GRANTOR"

PRUDENTIAL HEALTH CARE PLAN, INC., a Texas corporation

By: Gregory W. Scott

Name: Gregory W. Scott

Title: Sr. Vice President

STATE OF Georgia

COUNTY OF Fulton

Before me a Notary Public in and for said State and County, personally appeared before me Gregory W. Scott, who is the Sr. Vice President of Prudential Health Care Plan, Inc., a Texas corporation, with whom I am personally acquainted and who upon oath acknowledged that he/she executed the within instrument for the purposes therein contained by signing the name of corporation by himself/herself in such capacity and on behalf of said corporation.

Witness my hand and official seal at Atlanta, Georgia, this the 16th day of February, 1998.

Notary Public

My Commission Expires: Notary Public, Fulton County, Georgia My Commission Expires Feb. 6, 2001

[NOTARY SEAL]

EXHIBIT A

Being a parcel of land in the First Civil District of Nashville, Davidson County, Tennessee, and being Lot M on the Plan of Hickory Hollow Mall, Section Thirteen, First Revision, of record in Book 5200, page 380, Register's Office for said County, more particularly described as follows:

Beginning at the southeast corner of Bobby G. Beecham's property as of record in Book 4189, page 129, Register's Office for said County; thence in a clockwise direction South 80° 18' 16" East, 25 feet; thence South 27° 27' East, 397.97 feet to a point in the north side of Mt. View Parkway (proposed); thence with said Parkway, South 64° 25' West, 106.00 feet to a concrete monument; thence with a curve to the right having a central angle of 24° 26' 45", a radius of 409.55 feet, 174.74 feet to a concrete monument; thence South 88° 52' West, 86.15 feet; thence leaving Mt. View Parkway, North 00° 21' East, 459.42 feet to a point in Beecham's south line; thence with said Beecham property, South 84° 03' 53" East, 140.25 feet to the point of beginning, containing 2.62 acres, more or less.

Being the same property conveyed to Prudential Health Care Plan, Inc., a Texas corporation, by deed of record in Book 10755, page 805, Register's Office, Davidson County, Tennessee.

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

EXHIBIT B

1. Taxes and assessments for the year 1998 and all subsequent years.

2. Municipal land use regulations.

3. Rights of tenants in possession, as tenants only.

4. Matters shown on the Plan of record in Book 5200, page 380, Register's Office, Davidson County, Tennessee.

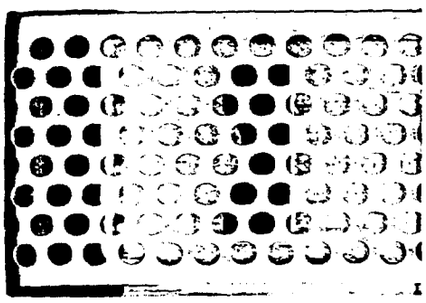
5. Storm Water Detention Agreement of record in Book 5861, page 430, Register's Office, Davidson County, Tennessee.

6. Declaration of Covenants, Conditions, Liens, Easements and Restrictions, including, but not limited to, easements, assessments, special assessments, charges and liens, contained in an instrument of record in Book 5125, page 769, as amended in Book 5189, page 947 and Book 5337, page 933, Register's Office, Davidson County, Tennessee.

7. Declaration of Covenants, Conditions, Liens, Easements and Restrictions, including, but not limited to, easements, assessments, special assessments, charges and liens, contained in an instrument of record in Book 5441, page 968, as amended in Book 5792, page 491, and Book 5951, page 26, Book 6011, page 163, Book 6095, page 948, Register's Office, Davidson County, Tennessee.

8. All matters as shown on the survey made by Edward L. Adams, Registered Land Surveyor, Gresham, Smith & Partners, dated December 2, 1997, last revised on December 18, 1997, bearing Job No. 18246.01.

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RECEIVED FOR REFERENCE
98 FEB 18 PM 3:50
DAVIDSON COUNTY TN
4933 02/18 0101 03CHECK 6950.15



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

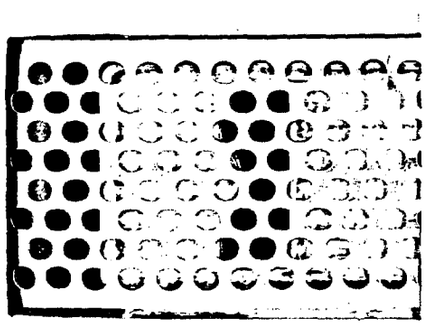
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CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT
1873822.00
CON TX 6933.15
PRFEE 1.00
WDEED 16.00
TOTAL 6950.15
CHECK 6950.15
02/18/98 01 15:49 0001 4933

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



0402126
IDENTIF. # REFERENCE

98 FEB 18 PM 3:50

REGISTER OF DEEDS
DAVIDSON COUNTY, TN

No. 1255437