Box 23

BOOK 10799 PG 516

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:
163

PARCEL NUMBER:
279

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 $1,781,693.00.

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

Affiant

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

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.

"GRANTOR"

PRUDENTIAL HEALTH CARE PLAN, INC., a Texas corporation

By: _____

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.

JOYCE BROWN NOTARY PUBLIC GEORGIA FULTON COUNTY

Wanda Goyce Brown

Notary Public

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

My Commission Expires: _____

[NOTARY SEAL]

EXHIBIT A

BOOK 10799 PG 518

Being a parcel of land in the 10th Civil District of Davidson County, Tennessee, and known as Parcel 127 on the Plan of Rivergate Prucare Subdivision of record in Plat Book 5800, Page 57, Register's Office for Davidson County, Tennessee, and described as follows:

Beginning at an iron pin in the southeasterly margin of Gleaves Street at the most northerly corner of the James R. Smith property and the most westerly corner of the herein described tract; thence with the margin of Gleaves Street along a curve to the right having a radius of 456.72 feet, northeasterly a distance of 177.94 feet to an iron pin; thence continuing with said street N 58 degrees 56' 41" E 313.50 feet to an iron pin; thence leaving said Gleaves Street S 55 degrees 57' 17" E 125.40 feet to an iron pin; thence S 18 degrees 45' 00" W 104.23 feet to an iron pin; thence S 10 degrees 45' 00" W 100.00 feet to an iron pin; thence S 04 degrees 15' 00" E 50.00 feet to an iron pin; thence S 20 degrees 00' 00" E 52.37 feet to an iron pin; thence S 32 degrees 40' 00" W 178.55 feet to an iron pin; thence N 58 degrees 04' 04" W 444.04 feet to the point of beginning.

Being the same property conveyed to Prudential Health Care Plan, Inc., a Texas corporation, by deed of record in Book 10755, page 808, Register's Office, Davidson County, Tennessee.

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

EXHIBIT B

BOOK 10799 PG 519

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. Easement to South Central Bell Telephone Company of record in Book 5722, page 366, Register's Office, Davidson County, Tennessee.

5. Matters shown on the Plan of record in Book 5800, page 57, Register's Office, Davidson County, Tennessee.

6. All matters as shown on the survey made by Larry D. Epps, Registered Land Surveyor, Gresham, Smith & Partners, dated December 12, 1997, last revised December 17, 1997, bearing Job No. 18247.01.

4934 02/18 0101 03CHECK 6609.27

98 FEB 18 PM 3:51

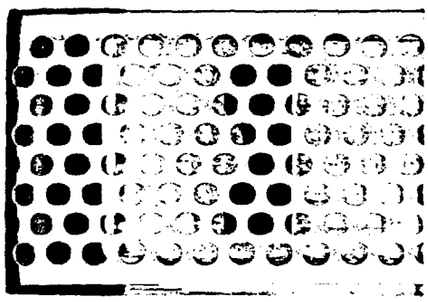
04021127

IDENTIF. & REFERENCE

[illegible] COUNTY, TN

[Rivergate]

414607.1/2555.1413



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

RECEIVED OF _____

FOR _____

BOOK 10799 PG 520

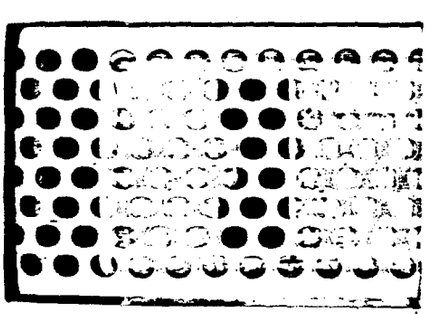
CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT	
	1781693.00
CON TX	6592.27
PRFEE	1.00
WDEED	16.00
TOTAL	6609.27
CHECK	6609.27

02/18/98 01 15:50 0001 4934

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



98 FEB 18 PM 3:51

REGISTER'S OFFICE
DAVIDSON COUNTY, TN.

04021127
IDENTIF. # REFERENCE

No. 1255438