Box 23

BOOK 10799 PG 521

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-PAR. NUMBER:
81-4 / 230

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 $ 1,747,172.00 .

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 GEORGIA PUBLIC FULTON COUNTY

Wanda Goyce Brown
Notary Public

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

My Commission Expires: _____

[NOTARY SEAL]

BOOK 10799 PG 523

EXHIBIT A

Legal Description

Being a parcel of land in Davidson County, Tennessee, more particularly described as follows:

Lot One, tract 10A on the plan of Resubdivision of part of Block E, Section I of MetroCenter of record in Book 7900, page 389, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Prudential Health Care Plan, Inc., a Texas corporation, by deed of record in Book 8646, page 988, Register's Office, Davidson County, Tennessee.

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

342060.4/2555.1413

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. All matters as shown on the Plan of record in Book 7900, page 389, Register's Office, Davidson County, Tennessee.

5. Rights of way and easements to Nashville Gas and Heating Company of record in Book 1450, page 546 and Book 1450, page 550, Register's Office, Davidson County, Tennessee.

6. Easements to Colonial Pipeline Company of record in Book 3644, page 3, Book 3649, page 94, Book 3670, page 471, and Book 4873, page 406, Register's Office, Davidson County, Tennessee.

7. Sewer Easements to City of Nashville Book of record in Book 2441, page 273, Book 2634, page 124, Book 3347, page 150, and Book 3464, page 302, Register's Office, Davidson County, Tennessee.

8. Easement to Nashville Gas Company of record in Book 3969, page 831, Register's Office, Davidson County, Tennessee.

9. Easement for underground utilities of record in Book 5499, page 689, Register's Office, Davidson County, Tennessee.

10. Restrictive Covenants contained in instrument of record in Book 8654, page 893, Register's Office, Davidson County, Tennessee.

11. Restrictive Covenants contained in instrument of record in Book 5242, page 389, as modified in Book 5792, page 787, and in Book 7487, page 952, Register's Office, Davidson County, Tennessee.

12. Subject to all matters shown on Development Plan MetroCenter dated March 27, 1978 and September 27, 1979, as revised, File No. 3554-01 and 7129, Barge, Waggoner Sumner & Cannon, including various easements, transmission and power lines and Marquette Railroad Easement.

13. Easements and rights retained in the closing of any streets or alleys by Metro Council Ordinance No. 73-703.

14. Covenants contained in Lease of record in Book 5225, page 112, and in document of record in Book 5225, page 120, as amended by Declaration of record in Book 7012, page 61, all in the Register's Office, Davidson County, Tennessee.

15. All matters as shown on the survey made by Edward L. Adams, Registered Land Surveyor, Gresham, Smith & Partners, dated December 2, 1997, last revised December 20, 1997, bearing Job No. 18249.01.

4935 02/18 0101 03CHECK 6485.54

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98 FEB 18 PM 3:52

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

RECEIVED OF _____

FOR _____

BOOK 10799 PG 526

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
1747172.00
CON TX 6464.54
PRFEE 1.00
WDEED 20.00
TOTAL 6485.54
CHECK 6485.54

02/18/98 01 15:50 0001 4935

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0402128
IDENTIF. ↑ REFERENCE

98 FEB 18 PM 3:52

DAVIDSON COUNTY, TN

No. 1255439