Box 31 LC

Address New Owner:	Map-Parcel Numbers:	Send Tax Bills To:
Imperial Manor Convalescent Center, LLC Two International Plaza Drive, Suite 200 Nashville, TN 37217	51-07-42	Same
This instrument prepared by: Boult, Cummings, Conners & Berry, PLC 414 Union Street, Suite 1600, P.O. Box 198062, Nashville, TN 37219		

QUITCLAIM DEED

BOOK 10814 PG 522

FOR AND IN CONSIDERATION of the sum of One Dollar ($1.00) cash in hand paid, the receipt and sufficiency of which are hereby acknowledged, 306 W. DUE WEST AVE. INC., a Delaware corporation (the "Grantor"), by these presents hereby sells, assigns, and quitclaims to IMPERIAL MANOR CONVALESCENT CENTER, LLC, a Tennessee limited liability company (the "Grantee"), Grantee's successors and assigns, all of Grantor's right, title, and interest in and to certain land in Davidson County, State of Tennessee, being more particularly described in Exhibit A, which is attached hereto and incorporated herein by reference (the "Property").

This is improved property known as Imperial Manor Convalescent Center, 306 W. Due West Avenue, Madison, Tennessee.

The Property is conveyed expressly subject to all limitations, restrictions, and encumbrances as may affect the Property.

IN WITNESS WHEREOF, the Grantor has executed this Deed this 27th day of February, 1998.

306 W. DUE WEST AVE. INC.

By: _____
Vice President

Title: _____

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration of this transfer is $5,600,000.00.

_____
Affiant

Subscribed and sworn to before me this 26th day of February, 1998.

_____
Notary Public
My Commission Expires: September 23, 2000

NOTARY PUBLIC DAVIDSON COUNTY, TENNESSEE AT LARGE

0469505.01
096919-001 02/20/98

STATE OF New York
COUNTY OF New York

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared YON CHO, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged himself to be Vice President of 306 W. DUE WEST AVE. INC., the within named bargainor, a Delaware corporation, and that he as such Vice President, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by himself as such Vice President.

WITNESS my hand and seal, at office in New York, New York, this 24th day of February, 1998.

MARYANN VENE
Notary Public, State of New York
No. 01VE6000184
Qualified in Richmond County
Commission Expires Dec. 8, 1999

Notary Public
My Commission Expires:

0469505.01
096919-001 02/20/98

EXHIBIT A

Being a parcel of land in Nashville, Second Civil District, Third Councilmanic District, Davidson County, Tennessee, being generally located north of Due West Avenue and east of Saunders Avenue, being property conveyed to 306 W. Due West Ave., Inc. by deed of record in Book 10774, page 885 , R. O. D. C. and being more particularly described as follows:

Beginning at a new iron pin in the north right-of-way line of Due West Avenue at the southwest corner of property shown on the plat of Resubdivision of part of Lot No.1 and Lot No.2, Stratton Place Subdivision of record in Plat Book 5190, Page 75, R.O.D.C.;

THENCE, with the north right-of-way line of Due West Avenue, N 89° 18' 33" W, 18.55 feet to a point at the beginning of a curve to the right;

THENCE, with said north right-of-way line and along said curve to the right 81.48 feet to a new iron pin in the southeast corner of property conveyed to J.D. Elliott, et ux by deed of record in Book 7574, Page 117, R.O.D.C., said curve having a central angle of 00° 51' 10", a radius of 5473.93 feet, a tangent of 40.74 feet and a chord of N 88° 52' 58" W 81.48 feet;

THENCE, leaving said right-of-way and with the east line of said Elliott property, N 02° 19' 49" E, 581.96 feet to an existing iron pin in the northeast corner of said Elliott property;

THENCE, with the north line of said Elliott property, S 73° 29' 20" W, 149.50 feet to an existing iron pin in the east line of Section Four, Pleasant Acres of record in Plat Book 2133, Page 21, R.O.D.C.;

THENCE, along the east line of Lots 29 and 30 of said Section Four, N 02° 25' 28" E, 307.99 feet to an existing concrete monument in the northeast corner of said Lot 30;

THENCE, along the north line of said Lot 30, N 86° 03' 04" W, 312.26 feet to a new iron pin in the east right-of-way line of Saunders Avenue;

THENCE, along said east right-of-way line, N 03° 44' 56" E, 20.00 feet to an existing concrete monument in the southwest corner of Lot 31 of said Section Four, Pleasant Acres;

THENCE, along the south line of said Lot 31, S 86° 03' 29" E, 311.68 feet to an existing concrete monument in the southeast corner of said Lot 31;

THENCE, along the east line of Lots 31 through 34 of said Section Four, Pleasant Acres, the following calls;

N 03° 59' 47" W, 152.81 feet to an existing concrete monument;

N 02° 04' 19" E, 159.95 feet to an existing concrete monument;

N 07° 39' 57" W, 297.93 feet to a new iron pin in the southwest corner of Lot 47, Section Two, Pleasant Acres of record in Plat Book 2133, Page 75, R.O.D.C.;

THENCE, along the southern line of Lots 47 through 51 of said Section Two, the following calls;

S 86° 09' 01" E, 264.35 feet to an existing concrete monument;

S 87° 38' 50" E, 278.48 feet to an existing concrete monument in the west line of property conveyed to Carlene Carter by deed of record in Book 9475, Page 122, R.O.D.C.;

THENCE, along the west line of said Carter property the following calls;

S 03° 11' 46" W, 213.34 feet to an existing concrete monument;

S 05° 06' 09" W, 308.82 feet to an existing iron pipe;

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

CONT'D NEXT PAGE

S 07° 08' 51" E, 43.47 feet to an existing iron pin;

S 40° 53' 46" W, 302.19 feet to an existing concrete monument in the northwest corner of Resubdivision of Part of Lot No. 1 and Lot No. 2, Stratton Place Subdivision of record in Plat Book 5190, Page 75, R.O.D.C.;

THENCE, along the west line of said Stratton Place Subdivision the following calls:

S 39° 51' 41" W, 53.95 feet to an existing iron pin;

S 02° 20' 35" W, 613.86 feet to the point of beginning;

Containing 454, 424 square feet or 10.43 acres, more or less.

98 FEB 27 PM 4:00

0106080

9129 02/27 0101 03CHECK 20737.00

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

RECEIVED OF _____

FOR _____

Book 10814 Page 525-A

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
5600000.00
CON TX 20720.00
PRFEE 1.00
MISC 16.00
TOTAL 20737.00
CHECK 20737.00

02/27/98 01 15:58 0001 9129

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0406080
IDENTIFICATION REFERENCE

98 FEB 27 PM 4:00

No. 1259582