BOOK 10938 PG 694 Bk 37 LL

THIS INSTRUMENT PREPARED BY:
Matthew T. Harris, Esq.
Waller Lansden Dortch & Davis,
A Professional Limited Liability Company
511 Union Street, Suite 2100
Nashville, Tennessee 37219

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $4,000,000.00.

Affiant

Subscribed and sworn to before me this 19th day of May, 1998.

Notary Public

My Commission Expires: 12 7/2001

****

ADDRESS OF NEW OWNER:	SEND TAX BILL TO:	MAP-PARCEL NO.
Donelson Corporate Centre, Limited Partnership c/o Cumberland Financial Services 631 Second Avenue South, Suite 1R Nashville, TN 37210	Same as New Owner	Map 85 Parcel 37

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WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of TEN DOLLARS ($10.00) cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, HCA REALTY, INC., a Tennessee corporation ("Grantor"), has bargained and sold, and by these presents does transfer and convey unto DONELSON CORPORATE CENTRE, LIMITED PARTNERSHIP, a Tennessee limited partnership ("Grantee"), the heirs, representatives, successors and assigns of Grantee, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

That certain property shown on Plat of HCA Donelson Hospital, of record in Book 7900, page 315, Register's Office for Davidson County, Tennessee, and as more particularly described on Exhibit A attached hereto.

Being the same property conveyed to HCA Realty, Inc. by deeds from HCA Health Services of Tennessee, Inc., a Tennessee corporation, of record in Book 10368, page 786, said Register's Office, and by deed from HCA-Hospital Corporation of America, a Delaware corporation, of record in Book 10368, page 790, said Register's Office.

TO HAVE AND TO HOLD the said real property together with all appurtenances and hereditaments thereunto belonging or in any wise appertaining to Grantee, the heirs, representatives, successors and assigns of Grantee, forever.

Grantor further covenants and binds itself, its representatives, successors and assigns to warrant and forever defend the title to said real estate to Grantee, the heirs, representatives, successors and assigns of Grantee, against the lawful claims of all persons whomsoever (other than claims arising out of the matters set forth on Exhibit B attached hereto). This conveyance is being made subject to those certain restrictions set forth on Exhibit C attached hereto. All exhibits referred to herein are attached hereto and incorporated herein by reference. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 19TH day of May, 1998.

HCA REALTY, INC., a Tennessee corporation

By: Howard K. Patterson
Howard K. Patterson, Vice President

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared Howard K. Patterson, 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 HCA Realty, Inc., the within named bargainor, a 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 Nashville, Tennessee, this the 19th day of May, 1998.

Helen W. Cook
Notary Public

My Commission Expires: September 26, 1998

HELEN NOTARY PUBLIC DAVIDSON

EXHIBIT A

Being a certain tract of land located along the east side of Lebanon Pike in the Fourteenth Councilmanic District of Nashville, Davidson County, Tennessee, and being more particularly described by metes and bounds as follows:

Beginning at a concrete monument (old), said monument being the southwest corner of the herein described tract, a corner to the State of Tennessee Law Enforcement Academy as evidenced in Book 1713, page 90, R.O.D.C.T. and in the east right of way of Lebanon Pike;

Thence with the east right of way of Lebanon Pike for the next 7 calls: 1.) North 21° 16' 10" East, 414.90 feet to a concrete monument (old); 2.) North 22° 16' 10" East, 520.26 feet to an iron pin (old); 3.) North 23° 54' 30" East, 332.34 feet to an iron pin (old); 4.) North 34° 02' 40" East, 107.91 feet to a concrete monument (old); 5.) North 61° 02' 50" West, 4.72 feet to a concrete monument (old); 6.) North 37° 28' 40" East 231.14 feet to a concrete monument (old); and 7.) North 48° 27' 00" East, 338.87 feet to an iron pin (old), said pin being a corner to Trinet Trust as evidenced in Book 7379, page 10, R.O.D.C.T.;

Thence with the line of Trinet Trust for the next 7 calls: 1.) South 68° 01' 00" East, 372.55 feet to an iron pin (old); 2.) South 21° 56' 20" West, 526.90 feet to a concrete monument (old); 3.) South 67° 53' 50" East, 60.00 feet to an iron pin (old); 4.) South 22° 06' 10" West, 400.03 feet to an iron pin (old); 5.) North 67° 53' 50" West, 60.00 feet to a concrete monument (old); 6.) South 22° 06' 10" West, 200.01 feet to an iron pin (old); and 7.) South 34° 33' 40" West, 736.78 feet to an iron pin (old), said pin being in the line of the aforementioned State of Tennessee Law Enforcement Academy;

Thence with the line of the Academy for the next 2 calls: 1.) North 83° 45' 40" West, 199.93 feet to an iron pin (old); and 2.) North 67° 50' 00" West, 258.07 feet to the point of beginning and containing 24.15 acres according to a survey by Jackie L. Dillehay, Tennessee Registered Land Surveyor #1417, 315 Woodland Street, Nashville, Tennessee 37206 and dated May 21, 1997, last revised May 5, 1998.

Included in the above description but specifically excluded therefrom is the property conveyed to Nashville Educare as evidenced in Book 5287, page 175, R.O.D.C.T. and shown as Lot 1 on the recorded plat of Donelson Hospital as found in Book 4885, page 153, R.O.D.C.T.

3573 05/20 0101 03CHECK 14821.00

EXHIBIT B

1. Real property taxes for 1998, a lien not yet due and payable.

2. All matters as shown on the Plan of record in Book 7900, page 315, Register's Office for Davidson County, Tennessee.

3. Right of way easement granted to Nashville Gas Company, of record in Book 5139, page 178, said Register's Office.

4. 10-foot utility easement as shown on the plat of record in Book 4885, page 153, said Register's Office.

5. Ingress and egress easement granted to Educare Child Care Centers, Inc., of record in Book 5002, page 698, said Register's Office.

6. Overhead Line easement contained in instrument of record in Book 5848, page 104, and Book 5876, page 712, said Register's Office.

7. Matters shown on the survey made by Ragan-Smith Associates, Jackie L. Dillehay, Registered Land Surveyor No. 1417, dated May 21, 1997, last revised May 5, 1998, Job No. 97069.

EXHIBIT C

1. No part of the Property or any of the improvements now or hereafter located thereon may be used or operated (A) as an acute care or medical-surgical hospital or for the provision of services usually provided in such a hospital or to provide any services that are furnished at any hospital or other medical facility located in Davidson County, Tennessee owned or operated by Grantor or any "Affiliate" of Grantor; or (B) as a facility wherein any medical care service of any kind is provided to human beings; provided that nothing herein shall prevent the operation of (i) a student health clinic of the type usually and customarily operated at a residential college similar to that which is located on the Property, or (ii) a nursing home providing intermediate or skilled nursing care or any similar nursing care to persons who are unable to provide for themselves all of their day-to-day living needs and require assistance in connection therewith, including, but not limited to, food preparation and dining, limited nursing services, cleaning, laundry and other services. In no event may a laboratory, x-ray or any other form of diagnostic imaging service, or surgery or birthing services or facilities be provided on or in the Property on any basis. "Affiliate", for the purposes of this Exhibit shall mean any person which directly or indirectly controls or is controlled by or is under control with Grantor. For purposes of this definition, "control" (including the correlative meanings of the terms "controlled by" and "under common control with"), as used herein, shall mean the possession, directly or indirectly, of the power to direct or cause the direction of the management and policies of such person, through the ownership of voting securities, partnership interests or other equity interests.

2. The provisions of Paragraph 1 shall remain in effect and be enforceable until such time as all of the hospitals and other medical facilities owned or operated by Grantor or any Affiliate of Grantor referred to in clause (A) of Paragraph 1, or all successor health care facilities which replace such hospitals, are permanently closed; provided, however, the provisions of Paragraph 1 hereof shall in any event terminate, lapse and be of no further effect on the date 99 years after the recording of this deed.

0440060
IDENTIFICATION REFERENCE
98 MAY 20 AM 8:51
REGISTER
DAVIDSON COUNTY, TN.

OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 10938 PG 699

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	
				4000000.00
			CON TX	14800.00
			PRFEE	1.00
			WDEED	20.00
			TOTAL	14821.00
			CHECK	14821.00
05/20/98		01	08:52	0001 9593

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0440060
IDENTIFICATION REFERENCE

98 MAY 20 AM 8:51

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 1295576