THIS INSTRUMENT PREPARED BY:
AMY W. STEVENS
1210 BRIARVILLE ROAD, BUILDING E
MADISON, TN 37115

Address New Owner(s) as Follows:	Send Tax Bills To:	Map-Parcel No.:
Captec HealthNet Realty, Inc. 24 Frank Lloyd Wright Drive Lobby L, 4th Floor P.O. Box 544 Ann Arbor, Michigan 48106	SAME	51-6-59

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

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The actual consideration or value, whichever is greater, for this transfer is $3,700,000.00.

AFFIANT

SUBSCRIBED and sworn to before me, this 8TH day of September, 1999.

My commission expires:
11/24/2001

Notary Public

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Three Million Seven Hundred Thousand and no/100 Dollars ($3,700,000.00), and other good and valuable consideration, receipt of which is hereby acknowledged, Briarville Development Company Joint Venture, a Tennessee joint venture ("Grantor"), has this day bargained and sold, and does hereby transfer and convey unto Captec HealthNet Realty, Inc., a Delaware corporation, ("Grantee"), certain real property in Davidson County, Tennessee, describe on Exhibit "A" attached hereto.

This is improved property located at 520 Lentz Drive, Madison, Davidson County, Tennessee 37115.

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

Grantor covenants and binds itself and its successors to warrant specially and forever defend the title to said real estate to Grantee, its successors and assigns, against the lawful claims of all person claiming by, through, or under Grantor (other than claims arising out of the matters set forth on Exhibit "B", but not further or otherwise.

(Signature Page to follow)

282 09/09 0101 03CHECK 13709.00

99 SEP -9 AM 8:49
REGISTER
DAVIDSON COUNTY, TN.

06339111
IDENTIFICATION REFERENCE

IN WITNESS WHEREOF, Grantor executed this instrument as of the 8th day of September 1999.

"GRANTOR"

BRIARVILLE DEVELOPMENT COMPANY JOINT VENTURE, a Tennessee joint venture

By: CUMBERLAND HEALTH ASSOCIATES, INC., Managing Venturer

By: _____

Its: SECRETARY

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, Amy E. Welhoelter a Notary Public for the State and County aforesaid, A. R. Welhoelter, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the President of the Managing Venturer of Briarville Development Company, Joint Venture, a Tennessee joint venture, and is authorized by said managing venturer and joint venture to execute this instrument on its behalf.

Witness my hand, at office, this 8th day of September, 1999.

_____
Notary Public

My commission expires:
11/24/2001

EXHIBIT "A"

Being a parcel of land in the second civil district of Nashville, Davidson County, Tennessee located on the east margin of Lentz Drive south of Due West Avenue being Lot No. 1 of Briarville Medical Group subdivision of record in Plat Book 7900, Page 915, R.O.D.C. and being more particularly described as follows:

Beginning at a point in the easterly margin of Lentz Drive said point being the northwesterly corner of herein described tract:
Thence, leaving Lentz Drive with the south line of Goodpasture Center of record in Plat Book 4595, Page 147, R.O.D.C., S84° 53' 51" E. 297.33 feet to a point:

Thence, with the west line of lots 3 and 4 of Oakland Acres, section six, of record in Plat Book 2330, Page 97, R. O. D. C., S05° 00' 00" W. 266.12 feet to an iron pin:

Thence, with the north line of William Smith of record in Deed Book 2641, Page 401, R.O.D.C. and Joyce Smith of record in Deed Book 9508, Page 649, R.O.D.C., N84° 54' 20" W. 285.64 feet to an iron pin:

Thence, with the east line of Christian Schools, Inc. of record in Deed Book 6514, Page 867, R.O.D.C., N02° 11' 15" E. 136.44 feet to a point:

Thence, N02° 47' 44" E. 130.00 feet to the point of beginning. Containing 77.669 square feet or 1.78 acres, more or less.

1. Davidson County taxes for 1999, a lien, but not yet due and payable.

2. If improvements are completed after January 1 of any year the law requires supplemental assessments for the year in which improvements are completed, as defined by Statute.

3. Medical Office Building Lease dated April 7, 1995, executed by and between Briarville Development Company, Joint Venture, Landlord, and HTI Memorial Hospital Corporation, Tenant, a Memorandum of which is of record in Book 9641, page 352, said Register's Office.

4. Subordination, Attornment and Non-Disturbance Agreement executed by and between Regions Bank of Tennessee and HTI Memorial Hospital Corporation of record in Book 9790, page 154, said Register's Office.

5. Sublease dated August 25, 1995, executed by and between HTI Memorial Hospital Corporation, Sublessor, Cumberland Health Associates, Inc., Sublessee and Briarville Development Company, Joint Venture, Prime Lessor, a Memorandum of which is of record in Book 9790, page 164, said Register's Office.

6. Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 3986, page 435, said Register's Office.

7. Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 4203, page 266, said Register's Office.

8. Matters shown on the Plan of record in Book 7900, Page 915, said Register's Office.

9. Restrictive Covenants contained in instrument of record in Book 9641, page 341, said Register's Office.

10. Easement Agreement dated September 8, 1999, of record in Book _____, page ___, said Register's Office.

OFFICIAL RECEIPT

BILL GARRETT
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	CFEE	COMPUTER FEE	PRFEE	PROBATE FEE

0633911

REFERENCE

99 SEP -9 AM 8:49

REGISTER
DAVIDSON COUNTY, TN.

CAMT
3700000.00
CON TX 13690.00
PRFEE 1.00
TDEED 16.00
ERR CO
TDEED 16.00-
WDEED 16.00
CFEE 2.00
TOTAL 13709.00
CHECK 13709.00

09/09/99 01 08:51 0001 6382

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1514384