THIS INSTRUMENT PREPARED BY: **MUDTER & PATTERSON** **2000 Richard Jones Road** **Suite 103** **Nashville, TN 37215**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $500,000.00. Becky Sohr Affiant Subscribed and sworn to before me, this ____ day of January, 2001. Notary Public My Commission Expires:

GEORGE F. MUDTER, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires September 25, 2004

LIMITED WARRANTY DEED

Address New Owner:	Send Tax Bills to:	Tax Information:
HCA Realty, Inc., a Tennessee corporation One Park Plaza Nash, TN, 37203	New Owner	Map: 147 Parcel: 17

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, TENNESSEE INDUSTRIAL PROPERTIES-1996, a Tennessee general partnership ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to HCA REALTY, INC., a Tennessee corporation ("Grantee"), its successors and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is unimproved property located at the intersection of Old Wallace Road and Welch Road, Nashville, Tennessee.

TO HAVE AND TO HOLD said real estate with the appurtenances, estate, title and interest thereto belonging, to Grantee and its successors and assigns, forever. Grantor covenants with Grantee that Grantor is lawfully seized and possessed of said real estate in fee simple and has a good right to convey it. This conveyance and all covenants and warranties made herein are expressly subject to those matters set forth on Exhibit "A". Grantor further covenants and binds itself, its successors and assigns to warrant and forever defend the title to said real estate against the lawful claims of all persons claiming by, through or under it but no further or otherwise.

Whenever used, the singular 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 executed this instrument, the corporate party by its duly authorized officer(s), on this 17th day of January, 2001.

TENNESSEE INDUSTRIAL PROPERTIES-1996,
a Tennessee general partnership

By: Becky Sohr
Becky Sohr, General Partner

Davidson County DEEDWARR
Recvd: 01/23/01 14:11 3pgs
Fees:15.00 Taxes:1850.00

20010123-0006977

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Becky Sohr, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained and who further acknowledged that she is a general partner of Tennessee Industrial Properties-1996, and she is authorized to execute this instrument on behalf of Tennessee Industrial Properties-1996.

Witness my hand, at office, this 17th day of January, 2001.

Notary Public

My Commission Expires: _____

GEORGE E. MUDTER, JR.
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

My Commission Expires
September 25, 2004

Exhibit "A"

Being a parcel of land in Metropolitan Nashville, Davidson County, Tennessee, and being bounded on the north by Harding Place, on the east by Welch Road, on the south by Wallace Road and bounded on the west by the Brookridge Apartments, more particularly described according to a survey by Charles B. Moseley, Jr. dated December 19, 2000, revised December 28, 2000, as follows:

Beginning at an iron pin at the intersection of the north margin of Wallace Road with the west margin of Welch Road,

Thence, with said north margin of Wallace Road a curve to the right having a central angle of 05 deg. 04 minutes 59 seconds, a radius of 930.00 feet, chord bearing North 88 degrees 39 minutes 38 seconds west 82.48 feet, with curve 82.51 feet to a point,

Thence, continuing with Wallace Road, North 86 degrees 07 minutes 08 seconds west, 107.91 feet to a point,

Thence, continuing with Wallace Road and a curve to the left having a central angle of 13 degrees 53 minutes 36 seconds, radius of 741.20 feet, chord bearing south 87 degrees 03 minutes 41 seconds west, 179.29 feet, with curve 179.73 feet to an iron pin found,

Thence leaving Wallace Road, north 05 degrees 51 minutes 35 seconds east, 152.13 feet to an iron pin,

Thence, north 04 degrees 07 minutes 20 seconds east, 111.73 feet to an iron pin,

Thence, north 03 degrees, 19 minutes 38 seconds east, 101.90 feet to an iron pin on the south margin of Harding Place,

Thence, with said south margin of Harding Place the following:

South 87 degrees 17 minutes 00 seconds east, 53.20 feet to a point,

North 88 degrees 09 minutes 00 seconds east, 250.80 feet to a point,

South 87 degrees 17 minutes 00 seconds east, 91.44 feet to an iron pin at the intersection of said south margin with the centerline of a portion of Welch Road, now closed.

Thence, with said center line,

South 05 degrees, 31 minutes, 15 seconds west, 75.00 feet to an iron pin,

Thence, north 84 degrees 28 minutes 45 seconds west, 20.00 feet to an iron pin on the westerly margin of Welch Road,

Thence, with said westerly margin, south 05 degrees 31 minutes 15 seconds west, 294.42 feet to the point of beginning.

Being the same property conveyed to Tennessee Industrial Properties-1996, a Tennessee general partnership, by deed of record in Book 11470, page 148, Register's Office for Davidson County, Tennessee.

Exceptions

1. Taxes for the year 2001, which have been prorated and assumed by Grantee.

2. Lack of direct access to Harding Place, access rights having been conveyed to Metropolitan Government of Nashville and Davidson County, Tennessee, as of record in Book 4325, page 3, Register's Office for Davidson County, Tennessee.

3. Storm Water Detention Agreement of record in Book 7214, page 916, Register's Office for Davidson County, Tennessee.