Address New Owner:	Map-Parcel Numbers:	Send Tax Bills To:
H. Gustav Mueller and wife, Kiara Ebinger **1284 Hitt Lane** **Goodlettsville, TN**	map 25 Parcel 106	same
This instrument prepared by: Boult, Cummings, Conners & Berry, PLC (MDB) 414 Union Street, Suite 1600, P.O. Box 198062, Nashville, TN 37219		

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and 00/100 DOLLARS ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, Healthcare Properties, L.P., a Delaware limited partnership (also known as Health Care Properties, L.P.) (the "Grantor") (doing business in Tennessee as Capital Senior Living, Inc.) (formerly known as Jacques-Miller Health Care Properties, L.P.) has bargained and sold, and by these presents transfers and conveys to H. Gustav Mueller and wife, Kiara Ebinger (together, the "Grantee"), Grantee's successors and assigns, certain land in Sumner County, State of Tennessee, being more particularly described in Exhibit A, which is attached hereto and incorporated herein by reference (the "Property").

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject to the following:

1. Real estate taxes for the current year, for which the Grantee assumes full responsibility.

2. Those easements and restrictions of record affecting the Property as shown on Exhibit B, which is attached hereto and incorporated herein by reference.

This is improved property, commonly known as 1284 Hitt Lane, Goodlettsville, Tennessee.

TO HAVE AND TO HOLD the Property, with all appurtenances, estate, title, and interest thereto belonging to the Grantee, Grantee's successors and assigns, forever.

Grantor covenants with the Grantee that the Property is free from all encumbrances made or suffered by Grantor, except to the extent otherwise set forth herein.

Grantor further covenants and binds itself to warrant and forever defend the title to the Property to the Grantee, Grantee's successors and assigns against the lawful claims of all persons whomsoever claiming by, through or under Grantor.

Davidson County DEEDWARR
Recvd: 10/01/01 14:25 5pgs
Fees:28.00 Taxes:1202.50
20011001-0105693

IN WITNESS WHEREOF, the Grantor has executed this Deed this ____ day of September, 2001.

HEALTHCARE PROPERTIES, L.P.

By: Capital Realty Group Senior Housing, Inc., General Partner

By:_____

Its:_____

STATE OF TEXAS
COUNTY OF _____

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared _____, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged _____ to be _____ of Capital Realty Group Senior Housing, Inc., the general partner of Healthcare Properties, L.P., the within named bargainor, a Delaware limited partnership, and that he as such _____ of the general partner, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the limited partnership by himself as _____ of Capital Realty Group Senior Housing, Inc., general partner of Healthcare Properties, L.P.

Witness my hand and seal, at office in _____, _____, this the _____ day of September 2001.

_____
NOTARY PUBLIC

My Commission Expires: _____

STATE OF TN
COUNTY OF Williamson

The actual consideration or value, whichever is greater, for this transfer is $325,000

_____
Affiant

Subscribed and sworn to before me this _____ day of Sept 2001.

_____
Notary Public
My Commission Expires: 2-3-2002

0715330.01
092491-000 09/21/2001

STATE OF TEXAS
COUNTY OF DALLAS

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared Robert Lankford, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged himself to be President of Capital Realty Group Senior Housing, Inc., the general partner of Healthcare Properties, L.P., the within named bargainor, a Delaware limited partnership, and that he as such President of the general partner, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the limited partnership by himself as President of Capital Realty Group Senior Housing, Inc., general partner of Healthcare Properties, L.P.

Witness my hand and seal, at office in DALLAS COUNTY, TEXAS, this the 25th day of September, 2001.

Elizabeth E. Marks
Notary Public, State of Texas
My Commission Exp. 07-07-2004

Elizabeth E. Marks
NOTARY PUBLIC

My Commission Expires: July 7, 2004

EXHIBIT "A"

Land in Davidson County, Tennessee, and being described according to a survey by J. Bruce Rainey, Surveyor #823, dated June 22, 1979, and known as Job No. 79-142 as follows:

BEGINNING at an iron pin set on the northerly margin of Hitt Lane, said point of beginning being the southeasterly corner of the herein described land and the southwesterly corner of the Nina Ruth Ring land of record in Deed Book 4713, page 837, R.O.D.C. Tenn.; thence with the northerly margin of said Hitt Lane N 64 degrees 34' 51" W 181.48 feet to a point on the easterly boundary of an unnamed driveway; thence with the easterly boundary of said driveway the following calls: N 03 degrees 09' 36" W 41.79 feet to an iron pin; thence N 63 degrees 15' 49" W 85.12 feet to a point; thence N 40 degrees 57' 08" W 62.29 feet to a point; thence N 08 degrees W 62.29 feet to a point; thence N 08 degrees 10' 44" W 54.15 feet to an iron pin; thence N 20 degrees 06' 29" E 66.64 feet to an iron pin; thence N 02 degrees 24' 51" E 102.88 feet to a point; thence N 30 degrees 52' 48" E 61.46 feet to an iron pin; thence N 70 degrees 28' 01" E 219.15 feet to an iron pin; thence N 40 degrees 36' 18" E 81.16 feet to an iron pin; thence N 10 degrees 25' 38" W 99.69 feet to an iron pin; thence N 12 degrees 43' 18" W 99.54 feet to an iron pin; thence leaving the easterly boundary of said unnnamed driveway N 69 degrees 38' 21" E 315.00 feet to an iron pin in a fence line; thence with fence S 19 degrees 00' 32" E 415.86 feet to an iron pin; thence continuing with fence S 18 degrees 58' 20" E 405.97 feet to an iron pin at a fence corner; thence with fence and the line of the Wheeler A. Carlisle land of record in Deed Book 4378, page 680, R.O.D.C., Tn., and Deed Book 4546, page 194, R.O.D.C., Tn. S 68 degrees 50' 01" W 355.52 feet to an iron pin; thence leaving the Carlisle line and with the line of the aforesaid Ring property S 68 degrees 27' 20" W 136.92 feet to an iron pin; thence S 27 degrees 00' 12" W 236.51 feet to the point of beginning, containing 11.35 acres, more or less.

Being the same property conveyed to the Jacques-Miller Healthcare Proerties, L.P., now known as Capitol Senior Living, Inc. by Warranty Deed recorded in Book 7434 at page 699, Register's Office for Davidson County Tennessee.

(MUELLER, GUS.PFD/Y013384/27)

EXHIBIT B
PERMITTED EXCEPTIONS

1. Real estate taxes due and owing for the tax year 2001.

2. Agreement and Restrictions contained in Book 4718, page 943 and Book 5128, page 658, Register's Office for said County.

3. Restrictive Covenants contained in the instrument of record in Book 5301, page 646, and Book 6276, page 319, Register's Office for said County.

4. Fifty-foot wide non-exclusive right-of-way easement for ingress/egress, as of record in Book 5301, page 646, as corrected in Book 6276, page 319, Register's Office for said County.

5. Permanent easement for private water line of record in Book 5301, page 646, as corrected in Book 6276, page 319, Register's Office for said County.

6. Right-of-way for Hitt Lane.

7. Metro letter acknowledging non-approval of sewage soil absorption and expressing owner responsible for failure of system, as of record in Book 5329, page 337, Register's Office for said County.