34223C
MOB 142

This Instrument Prepared By:
Harwell Howard Hyne Gabbert & Manner, P.C.
315 Deaderick Street, Suite 1800
Nashville, Tennessee 37238-1800

Davidson County DEEDWARR
Recvd: 10/08/03 11:17 5pgs
Fees:28.00 Taxes:22570.00
20031008-0149362

Address New Owner:	Send Tax Bills To:	Map-Parcel Numbers:
HCPI/Tennessee, LLC c/o Health Care Property Investors, Inc. 4675 MacArthur Court, Suite 900 Newport Beach, CA 92660	Same	086-00-0-077

SPECIAL WARRANTY DEED

THIS INDENTURE WITNESSETH, that Medical Office Buildings of Tennessee, LLC, a Delaware limited liability company ("Grantor"), for and in consideration of one dollar and other valuable consideration, receipt of which is acknowledged, hereby CONVEYS AND WARRANTS against all persons claiming by, through or under Grantor but not otherwise to HCPI/Tennessee, LLC, a Delaware limited liability company ("Grantee"), and its successors and assigns, the following described real estate together with all improvements thereon and appurtenances located in Davidson County, State of Tennessee to-wit:

See Appendix A attached hereto and incorporated herein by this reference.

SUBJECT TO ALL MATTERS OF RECORD and any facts, rights, interests, or claims not shown by the public records but which would be ascertained by an inspection of the property or an accurate survey.

IN WITNESS WHEREOF, Grantor has executed this Special Warranty Deed this 28th day of September, 2003.

MEDICAL OFFICE BUILDINGS OF TENNESSEE, LLC, a Delaware limited liability company

By: _____
Thomas M. Klaritch
Senior Vice President

STATE OF TN)
COUNTY OF DAVIDSON)

This instrument was acknowledged before me on the 28th day of September, 2003, by Thomas M. Klaritch, as Senior Vice President of Medical Office Buildings of Tennessee, LLC, a Delaware limited liability company, on behalf of said corporation.

Deanna M. Perry
Notary Public, State of TN
Printed Name: DEANNA M. PERRY
Notary's commission expires: _____

DEANNA M. PERRY
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.
My Commission Expires JULY 24, 2004

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STATE OF CALIFORNIA)
COUNTY OF ORANGE)

The actual consideration for this transfer or value of property (whichever is greater) is $6,100,000.00. This is equal to or greater than the property would bring at a fair and voluntary sale.

HCPI/TENNESSEE, LLC, a Delaware limited liability company

By: HEALTH CARE PROPERTY INVESTORS, INC., a Maryland corporation, its Managing Member

By: _____
Name: Edward J. Henning
Title: Senior Vice President

Sworn to and subscribed before me,
this ____ day of September, 2003.

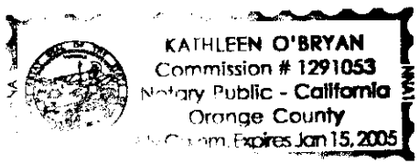
_____
Notary Public
My Commission Expires: _____

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STATE OF CALIFORNIA)
) ss.
COUNTY OF ORANGE)

On September 30, 2003 before me, Kathleen O'Bryan, Notary Public, personally appeared Edward J. Henning, personally known to me to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity, and that by his signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.

WITNESS my hand and official seal.



Kathleen O'Bryan
Notary Public

APPENDIX A
LEGAL DESCRIPTION

TRACT NO. I:

Land in Davidson County, Tennessee, being Lot No. 1, on the plan of Donelson Family Practice, of record in Book 7900, page 744, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Medical Office Buildings of Tennessee, LLC, a Delaware limited liability company, by deed from HCA Health Services of Tennessee, Inc. of record as Instrument No. 200007240073108, Register's Office for Davidson County, TN.

TRACT NO. II:

Easement Agreement of record in Book 9418, page 950, Register's Office for Davidson County, TN.