THIS INSTRUMENT PREPARED BY:	PROPERTY OWNER:	PROPERTY ADDRESS:	MAIL TAX BILLS TO:	TAX PARCEL NO.:
Latham & Watkins LLP 885 Third Ave New York, New York 10022 #WHEN RECORDED RETURN TO: Latham & Watkins LLP 885 Third Avenue New York, New York 10022 Attention: Mark Leskiw, Senior Legal Assistant	Medical Office Buildings of Tennessee c/o Medcap Properties I, LLC 4525 Harding Road Suite 102 Nashville, TN 37205	310 23rd Avenue (Building C) Nashville, TN	Medical Office Buildings of Tennessee c/o Medcap Properties I, LLC 4525 Harding Road Suite 102 Nashville, TN 37205	092-15-0-075

QUIT CLAIM DEED

KNOW ALL PERSONS BY THESE PRESENTS that **MEDICAL OFFICE BUILDINGS OF TENNESSEE, LLC**, a Delaware limited liability company whose address is c/o Medcap Properties I, LLC, 4525 Harding Road, Suite 102, Nashville, Tennessee 37205 ("Grantor"), for and in consideration of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt of all of which is hereby acknowledged, does hereby bargain, sell, remise, release, quit claim and convey unto **MOB 70 of TENNESSEE, LLC**, a Delaware limited liability company whose address is c/o Medcap Properties I, LLC, 4525 Harding Road, Suite 102, Nashville, Tennessee 37205, all of Grantor's right, title and interest in and to the following described real estate situated and being in City of Nashville, County of Davidson, State of Tennessee, to-wit:

All that certain real estate described in Exhibit "A" attached hereto and incorporated herein by reference.

This being the same real estate conveyed to Grantor herein by Deed from HCA Realty, Inc., under Instrument No. 200007240073096 in the Register's Office of Davidson County, Tennessee. The foregoing legal description was taken from the previous deed of record, no new boundary survey having been prepared in connection with this conveyance.

As used herein, pronouns shall be construed according to their gender and number according to the context thereof.

[Signature(s) on Next Page]

Davidson County DEEDQC
Recvd: 01/22/04 13:09 4pgs
Fees:22.00 Taxes:0.00

20040122-0008611

IN WITNESS WHEREOF, Grantor has executed this instrument this the 13th day of January, 2004.

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

By: _____
Name: Talya Nevo-Hacohen
Title: Officer and Authorized Signatory

ACKNOWLEDGMENT(S)

STATE OF NEW YORK

COUNTY OF NEW YORK

Before me, DORIS CAPUTO, a Notary Public in and for said State and County aforesaid, duly commissioned and qualified, personally appeared Talya Nevo-Hacohen, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be the Officer and Authorized Signatory of **MEDICAL OFFICE BUILDINGS OF TENNESSEE, LLC**, the within-named bargainor, a Delaware limited liability company, and that she, as such Officer and Authorized Signatory, being duly authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the limited liability company by herself as such Officer and Authorized Signatory.

WITNESS my hand and seal at office on this the 13th day of January, 2004.

_____
Notary Public

My Commission Expires:
5/31/2006

DORIS CAPUTO
Notary Public, State Of New York
No. 01CA4992032
Qualified In Richmond County
Commission Expires May 31, 2006

AFFIDAVIT OF VALUE

I, or we, hereby swear or affirm that, to the best of affiant's knowledge, information and belief, the actual consideration for this transfer is $0.00.

AFFIANT

SWORN TO AND SUBSCRIBED before me this 13th day of January, 2004.

Notary Public

My Commission Expires: 5/31/2006

DORIS CAPUTO
Notary Public, State Of New York
No. 01CA4932032
Qualified In Richmond County
Commission Expires May 31, 2006

(For Recording Data Only)

MOB070 TN

EXHIBIT "A"
MOB 70 TN

Land in Davidson County, Tennessee, described as Lot No. 166 on the Plan of the Elliston Homestead Property, of record in Book 21, page 141, Register's Office for Davidson County, Tennessee, and also Lot No. 27, on the Plan of the Re-subdivision of the Elliston Property, of record in Book 1, page 105, Chancery Court of Nashville, and being more particularly described as follows:

Beginning at a P.K. nail (new) set in a retaining wall at the southeast corner of 23rd Avenue North (60-foot right-of- way) and Patterson Street, (50 foot right-of-way); thence,

1. With the southerly margin of Patterson Street, North 61° 00' 00" East, a distance of 100.00 feet to an iron pin (old); thence,

2. Leaving said southerly margin with the westerly line of National Healthcorp, L.P. property of record in Book 7088, page 295, said Register's Office, South 29° 00' 41" East 169.19 feet to an iron pin (old) on the northerly margin of Alley #906; thence,

3. With the northerly margin of said alley, South 61° 03' 10" West 100.02 feet to a P.K. nail (new) on the easterly margin of 23rd Avenue North; thence,

4. With the easterly margin of said 23rd Avenue North, North 29° 00' 20" West 169.10 feet to the point of beginning.

Being the same property conveyed to Medical Office Buildings of Tennessee, LLC, by deed from HCA Realty, Inc., a Tennessee corporation, of record as Instrument No. 200007240073096, Register's Office for Davidson County, Tennessee.