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	2200 Murphy Avenue Nashville, TN	Medical Office Buildings of Tennessee c/o Medcap Properties I, LLC 4525 Harding Road Suite 102 Nashville, TN 37205	092-11-0-207

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 71 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. 200007240073097 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 13:13 4pgs
Fees:22.00 Taxes:0.00



20040122-0008615

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, Susan D. Grant, 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.

SUSAN D. GRANT NOTARY PUBLIC STATE OF NEW YORK

Susan D. Grant
Notary Public

My Commission Expires:

SUSAN D. GRANT
Notary Public, State of New York
No. 4898519
Qualified in Suffolk County
Commission Expires June 15, 2007

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:

SUSAN D. GRANT
Notary Public, State of New York
No. 4898519
Qualified in Suffolk County
Commission Expires June 15, 2007

(For Recording Data Only)

MOB071 TN

EXHIBIT "A"
MOB 71 TN

Tract # I: FEE
Being a parcel of land in the Twenty-First Councilmanic District, Metropolitan Nashville, Davidson County, Tennessee, being Lot No. 149 and 150 as shown on Block 11 of Division "B", Plan of Murphy Land Company's property of record in Book 161, Page 126, Register's Office for Davidson County (R.O.D.C.), Tennessee and being more particularly described as follows:
Beginning at an iron pin (old) at the northwest intersection of 22nd Avenue North (60-foot right-of-way) and Murphy Avenue (50-feet right-of-way); thence,

1. With the northerly right-of-way margin of said Murphy Avenue, South 55°03'30" West, 174.75 feet to a tack in lead set in sidewalk at an alley; thence,

2. With said alley, North 35°16'25" West, 106.00 feet to an iron pin (old) at the southwesterly property corner of a tract of land deeded to James Halloran, et al. of record in Book 7441, Page 295, R.O.D.C., Tennessee; thence,

3. With the southerly line of said Halloran, et al, North 55°02'37" East, 174.79 feet to an iron pin (old) on the westerly right-of-way margin of said 22nd Avenue North; thence,

4. With said 22nd Avenue North, South 35°15'15" East, 106.04 feet to the Point of Beginning.

TRACT # I being the same property conveyed to Medical Office Buildings of Tennessee, LLC, a Delaware limited liability company, by deed from HCA Realty, Inc. of record as Instrument No. 200007240073097, said Register's Office.

Tract # II: EASEMENT
A non-exclusive easement as established by a Declaration of Covenants, Restrictions and Easements, of record as Instrument No. 200007240073090, as amended by instrument # 200310080149351 Register's Office for Davidson Co., TN.

TRACT # III: EASEMENT
Non-exclusive easements established in the Declaration of Reciprocal Easements and Restrictive Covenants of record in Book 7604 page 414, said Register's Office.