PICK-UP

THIS INSTRUMENT PREPARED BY:
Richard D. Bird, Esq.
BAKER, DONELSON, BEARMAN,
CALDWELL & BERKOWITZ,
A Professional Corporation
Suite 1000, 211 Commerce Street
Nashville, Tennessee 37201

Davidson County DEEDQC
Recvd: 12/15/04 12:18 4pgs
Fees:22.00 Taxes:0.00
20041215-0149098

FROM: **HEALTHCARE REALTY TRUST INCORPORATED** (GRANTOR)

TO: **HRT OF TENNESSEE, INC.** (GRANTEE)

| **ADDRESS NEW OWNER:** | **SEND TAX BILLS TO:** | **MAP & PARCEL:** |
|---|---|---|
| HRT of Tennessee, Inc.<br>3310 West End Avenue, Suite 700<br>Nashville, TN 37203 | SAME | 034 05 0 127.00 |

## QUITCLAIM DEED

**FOR AND IN CONSIDERATION** of no monetary consideration, but for the sole purpose of transferring to a related entity of the Grantor, **HEALTHCARE REALTY TRUST INCORPORATED, successor by Merger with HEALTHCARE REALTY OF TENNESSEE, L.P.,** a Maryland corporation, GRANTOR, by these presents does hereby quitclaim unto **HRT OF TENNESSEE, INC.**, a Tennessee corporation, GRANTEE, its successors and assigns, all of its interest in and to the parcel(s) of land described on **Exhibit "A"**, attached hereto and made a part hereof, together with all and singular rights and appurtenances pertaining thereto (all of such real property, rights, and appurtenances being herein called the "Property").

This is improved property known as 200 Gleaves Street, Madison, Davidson County, Tennessee

AND GRANTOR does hereby quitclaim unto GRANTEE, its successors and assigns, all its interest in the Property described on **Exhibit "A"** hereto to which reference is here made, and said Property is conveyed subject to the same limitations, restrictions and encumbrances as may affect the Property.

WITNESS my hand, this 10th day of December, 2004.

GRANTOR:

**HEALTHCARE REALTY TRUST INCORPORATED**
Successor by Merger with Healthcare Realty of Tennessee, L.P.

By: John Grant

Its: Senior Vice President and General Counsel

STATE OF TENNESSEE )

COUNTY OF DAVIDSON )

Before me, Robin J. Payton, a Notary Public in and for said County and State, personally appeared John M. Bryant, Jr., with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the SVP and General Counsel of **Healthcare Realty Trust Incorporated, successor by Merger with Healthcare Realty of Tennessee, L.P.**, a Maryland corporation, the within named bargainor, and that he as such SVP and General Counsel executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office, on this 10th day of December, 2004.

Robin J. Payton
Notary Public

ROBIN J. PAYTON NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires: 7-29-06

STATE OF TENNESSEE )

COUNTY OF DAVIDSON )

The actual consideration for this transfer is $ NONE.

Richard W. Bird, Atty
AFFIANT

Sworn to and subscribed before me, this 14th day of December, 2004.

Ruth Anne Caruthers
Notary Public

My Commission Expires: 09/17/06

RUTH ANNE CARUTHERS STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY, TENN.



N RAC 487197 v1
2429630-000216 12/08/04

## EXHIBIT "A"

## PROPERTY DESCRIPTION

Being a parcel of land in the 10th civil District of Davidson County, Tennessee, and known as Parcel 127 on the Plan of Rivergate Prucare Subdivision of record in Plat Book 5800, Page 57, Register's Office for Davidson County, Tennessee, and described as follows:

Beginning at an iron pin in the southeasterly margin of Gleaves Street at the most northerly corner of the James R. Smith property and the most westerly corner of the herein described tract; thence with the margin of Gleaves Street along a curve to the right having a radius of 456.72 feet, northeasterly a distance of 177.94 feet to an iron pin; thence continuing with said street N 58 degrees 56' 41" E 313.50 feet to an iron pin; thence leaving said Gleaves Street S 55 degrees 57' 17" E 125.40 feet to an iron pin; thence S 18 degrees 45' 00" W 104.23 feet to an iron pin; thence S 10 degrees 45' 00" W 100.00 feet to an iron pin; thence S 04 degrees 15' 00" E 50.00 feet to an iron pin; thence S 20 degrees 00' 00" E 52.37 feet to an iron pin; thence S 32 degrees 40' 00" W 178.55 feet to an iron pin; thence N 58 degrees 04' 04" W 444.04 feet to the point of beginning.

The above description is identical to that contained in the Limited Warranty Deed recorded in Book 10799, Page 516, said Register's Office and as referenced below.

**AND FURTHER DESCRIBED** according to a survey made by Larry D. Epps, Registered Land Surveyor, Tennessee License No. 1536, Gresham, Smith and Partners, 1400 Nashville City Center, 511 Union Street, Nashville, Tennessee 37219, dated December 12, 1997, last revised December 17, 1997, bearing Job Number 18247.0.

Land lying in the Tenth Civil District of Davidson County, Tennessee being the Prudential Insurance Company of America, a New Jersey corporation, property as of record in Deed Book 5891, Page 737, as re-recorded in Book 5894, Page 124, Register's Office for Davidson County, Tennessee, and shown as Parcel 127 on the Plan of Rivergate Prucare Subdivision of record in Plat Book 5800, Page 57, R.O.D.C, TN. Subject property being generally bounded on the North and West by Gleaves Street (50' R.O.W.), on the East by Rivergate Crossroads, LLC property of record in Deed Book 10087, Page 244, R.O.D.C., TN., on the South by James R. Smith, et ux, of record in Deed Book 5504, Page 48, R.O.D.C., TN, Richard McHenry and J.M. McHenry of record in Deed Book 5762, Page 36, R.O.D.C., W.C. Wauford, et ux, of record in Deed Book 2442, Page 353, R.O.D.C.., TN., Jack Williams, et ux, of record in Deed Book 8675, Page 448, R.O.D.C., TN. And being more particularly described as follows:

> Beginning at an iron rod (new) at the Southeasterly margin of Gleaves Street being the Southwesterly corner of the herein described property, same being the Northwesterly corner of James R. Smith; thence with the Southeasterly margin of Gleaves Street along a curve to the right having a radius of 456.72 feet, a central angle of 22E26'45", an arc length of 178.92 feet, and a chord bearing and distance of North 47E43'19" East, 177.78 feet to an iron rod (new); thence continuing with said margin North 58E56'41" East, 313.50 feet to an iron rod (new) at the Southwesterly corner of Rivergate Crossroads, LLC; thence leaving Gleaves Street and proceeding with Rivergate Crossroads, LLC property for the next six calls as follows:
>
> South 55E57'17" East, 125.40 feet to an iron rod (old);
> South 18E46'06" West, 104.05 feet to an iron rod (old);
> South 10E44'47" West, 99.90 feet to an iron rod (old);
> South 04E11'27" East, 50.06 feet to an iron rod (old);
> South 19E58'29" East, 52.30 feet to an iron rod (old); and
> South 32E40'00" West, 178.59 feet to an iron rod (old) in the North line of Jack Williams;
>
> Thence with Williams, Wauford, McHenry and Smith North 58E04'04" West 444.26 feet tot the point of beginning containing 3.22 acres more or less, and being described according to a survey made by Larry D. Epps, Registered Land Surveyor, Tennessee License No. 1536, Gresham,

Smith and Partners, 1400 Nashville City Center, 511 Union Street, Nashville, Tennessee 37219, dated December 12, 1997, last revised December 17, 1997, bearing Job Number 18247.01.

Being the same property conveyed to Healthcare Realty of Tennessee, L.P., by Limited Warranty Deed from Prudential Health Care Plan, Inc., of record in Book 10799, Page 516, Register's Office for Davidson county, Tennessee, and re-recorded in Book 11412, Page 627, said Register's Office and further conveyed to Healthcare Realty of Tennessee, L.P. by Quitclaim Deed from Prudential Health Care Plan, Inc., of record in Book 10799, Page 527, said Register's office.