STATE OF ~~TENNESSEE~~ New York
COUNTY OF ~~DAVIDSON~~ New York

The actual consideration or value, whichever is greater, for this transfer is $8,270,000.

Affiant

Subscribed and sworn to before me, this the 10th day of December, 2004.

Notary Public
My Commission Expires:

ROBERT J. LIBONATI
Notary Public, State of New York
No. 01LI5023347
Qualified in Bronx County
Commission Expires Feb. 7, 2006

Davidson County DEEDWARR
Recvd: 01/19/05 12:49 7 pgs
Fees:38.00 Taxes:30599.00
20050119-0006745

Address New Owner:	Send Tax Bills to:	Map-Parcel Numbers
SMV Nashville LLC Having an Office at c/o Cammeby's International, Ltd., 45 Broadway, 25th Floor New York, NY, 10006	Same	117-14-0

This instrument prepared by:
Mitchel A. Hill, Esq.
Jenkens & Gilchrist Parker Chapin LLP
The Chrysler Building
405 Lexington Avenue
New York, NY 10174

Please Return To

Zonia N. Veal
First National Financial Title Services, Inc.
3237 Satellite Blvd., Bldg. 300, Ste 450
Duluth, GA 30096 H2043

LIMITED WARRANTY DEED

FOR VALUABLE CONSIDERATION, the receipt and sufficiency of which are acknowledged, **Pinnacle Care Corporation of Nashville**, having an office at One Ravinia Drive, Suite 1500, Atlanta, Georgia 30346, ("Grantor") has bargained and sold, and hereby transfers and conveys to **SMV Nashville LLC**, having an office at c/o Cammeby's International, Ltd., 45 Broadway, 25th Floor, New York, New York, 10006, ("Grantee"), its successors and assigns, certain land in Davidson County, Tennessee as follows:

See Exhibit "A" attached hereto and made a part thereof.

Said premises more commonly known by the street address: 3939 Hillsboro Circle, Nashville, TN 37215

Incorporated herein by reference (the "Property").

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

Grantor covenants to warrant and forever defend the title to the Property to Grantee, its successors and assigns against the lawful claims of all persons claiming by, through, or under Grantor, but not otherwise.

This is improved property, known as 3939 Hillsboro Circle, Nashville, TN 37215.

Executed as of this 10th day of December, 2004

GRANTOR
Pinnacle Care Corporation of Nashville

By: See signature page attached hereto
Name: Harry Grunstein
Title: Authorized Signatory

IN WITNESS WHEREOF, Grantor has executed, acknowledged and delivered this instrument as of December 10, 2004.

GRANTOR

PINNACLE CARE CORPORATION OF NASHVILLE

By: _____

Name: Harry Grunstein

Title: Authorized Signatory

1201, TN-4, 13698, Nashville, TN

ACKNOWLEDGMENT

STATE OF NEW YORK

ss.:

COUNTY OF NEW YORK

On the 10th of December in the year 2004, before me, the undersigned, a Notary Public in and for said state, personally appeared Harry Grunstein, personally known to me or proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his capacity, and that by his signature on the instrument, the person, or the entity upon behalf of which the person acted, executed the instrument.

Ingrid A. Smith

Notary Public

INGRID A. SMITH
Notary Public, State of New York
No. 03-4851070
Qualified in Westchester County
Commission Expires Jan 22 3/18/06

EXHIBIT A

Legal Description

(To be attached)

EXHIBIT A

BU #	Site Address
13698	**Mariner/Nashville** 3939 Hillsboro Circle Nashville, TN 37215 County: Davidson

Land in Davidson County, Tennessee, being Lot No. 2 on a subdivision of the Property of Metropolitan Nashville Teachers' Apartments, Inc., a plat of which is recorded in Book 6900, page 921, Register's Office for Davidson County, Tennessee.

Source of Title:

Being the same property conveyed to Pinnacle Care Corporation of Nashville, a Tennessee corporation, by General Warranty Deed from Metropolitan Nashville Teachers Nursing Facility, Inc, a Tennessee not-for-profit corporation, of record in Deed Book 9685, Page 858 of the Register's Office of Davidson County, Tennessee.