File Box 12

THIS INSTRUMENT PREPARED BY:
Carla F. Fenswick, Esq.
Waller Lansden Dortch & Davis,
A Professional Limited Liability Company
511 Union Street, Suite 2100
Nashville, Tennessee 37219

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $3,000,000.00

Howard W. Patton
Affiant

Subscribed and sworn to before me this 13th day of December, 2004.

Carla F. Fenswick
Notary Public

My Commission Expires:
1/19/08

CARLA F. FENSWICK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires JULY 19, 2008

Davidson County DEEDWARR
Recvd: 01/27/05 13:52 6 pgs
Fees:33.00 Taxes:11100.00
20050127-0010222

****

ADDRESS OF NEW OWNER:

HCA Realty, Inc.
One Park Plaza
Nashville, TN 37203
Attn: Real Estate Dept.

SEND TAX BILL TO:

SAME

MAP-PARCEL NO.

Map 92-11
Parcel 195

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SPECIAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of TEN DOLLARS ($10.00) cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, CENTENNIAL SURGERY CENTER, L.P., a Tennessee limited partnership ("Grantor"), has bargained and sold, and by these presents does transfer and convey unto HCA REALTY, INC., a Tennessee corporation ("Grantee"), the representatives, successors and assigns of Grantee, a certain tract or parcel of land in Nashville, Davidson County, Tennessee, together with any improvements thereon (the "Property"), described on Exhibit A attached hereto and made a part hereof.

TO HAVE AND TO HOLD the said Property together with all appurtenances and hereditaments thereunto belonging or in any wise appertaining to Grantee, the heirs, representatives, successors and assigns of Grantee, forever.

Grantor covenants with the Grantee that Grantor is lawfully seized and possessed of the Property in fee simple; that Grantor has a good right to convey the Property; and that the Property is unencumbered except as set forth herein, including without limitation those matters set forth in Exhibit B attached hereto and made a part hereof. Grantor further covenants and binds itself to warrant and forever defend the title to the Property to the said Grantee, Grantee's successors and assigns, against the lawful claims of all persons whomsoever claiming by, through or under Grantor, but not otherwise.

All exhibits referred to herein are attached hereto and incorporated herein by reference. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has caused this Special Warranty Deed to be executed on the 13th day of December, 2004.

GRANTOR:

Centennial Surgery Center, L.P.

Parkside Surgery Center, Inc., General Partner

By: Howard K. Patterson

Howard K. Patterson
Vice President

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared Howard K. Patterson, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged himself to be Vice President of Parkside Surgery Center, Inc., general partner of Centennial Surgery Center, L.P., the within named bargainor, a Tennessee limited partnership, and that he, as such Vice President being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the limited partnership.

Witness my hand and seal, at office in Nashville, Tennessee, this the 13th day of December, 2004.

Carla F. Fenswick
Notary Public

My Commission Expires: 7/19/08



1070610.1

EXHIBIT A
to Special Warranty Deed

~~The Property~~

Land in Davidson County, Tennessee, being all of Lots 1 through 6, inclusive, and Lots 8, 9, and 10 on J.B. Haynie's New Shop Plan, of record in Book 149, page 143, Register's Office for said County, together with a former 12' alley, known as Alley No. 898, which lay adjacent to the rear of Lots 1-6, inclusive and which ran from the northerly margin of Leslie Avenue northwardly to the southerly margin of a former alley known as Alley No. 909; together with the southerly half of that portion of Alley No. 909, which lay between Lot 7 and Lot 6 on said Plan; together with all of that portion of former Alley No. 909 which lay between Lots 8, 9 and 10 and Lot 6 on said Plan, described according to a survey made March 12, 1984 by Turner Engineering Company, Inc. as follows:

Beginning at an iron pin in the easterly margin of 23rd Avenue, North, having a 60' right-of-way, at the northerly margin of Leslie Avenue, having a 50' right-of-way (the southwesterly corner of Lot 1); thence;

1. Northwardly with the easterly margin of 23rd Avenue North, North 34° 30' West a distance of 367.98' to a point at the beginning of a turnout curve to the right having a radius of 15.0' a distance of 27.64' to a point in the southerly right-of-way of Charlotte Avenue, as widened; thence,

2. With the right of Charlotte Avenue, North 71° 10' East a distance of 138.82 to an iron pin; thence,

3. Leaving the right-of-way of Charlotte Avenue, South 34° 30' East a distance of 111.97' to a P.K. nail in the centerline of former Alley No. 909; thence,

4. With said centerline of former Alley No. 909, North 71° 40' East a distance of 49.21' to a pin; thence,

5. Leaving said centerline of former Alley No. 909 and with the easterly margin of former Alley No. 898, South 34° 30' East a distance of 219.80' to a P.K. nail on the northerly right-of-way of Leslie Avenue; thence,

6. With the northerly right-of-way of Leslie Avenue, South 55° 39' 30" West a distance of 200.0' to the point of beginning, containing 1.528 acres, more or less, as per boundary survey updated by Turner Engineering Company, Inc. dated July 3, 1986

Being the same property conveyed to HSC Surgical Associates of Nashville, L.P., a Tennessee limited partnership, by deed from Nashville Outpatient Surgery, Ltd., a Tennessee limited partnership acting by and through its General Partner Parkside Surgery Center, Inc., a Tennessee corporation, of record in Book 8665, page 637, Register's Office for Davidson County, Tennessee.

Upon the closing of Alley No. 898 (by Council Bill 77-666) and Alley No. 909 (by Council Bill 083-23), the area contained therein became permanents easements.

EXHIBIT B
to Special Warranty Deed

Exceptions to Title

1. Rights of the public in streets and highways adjoining the Property, if any.

2. Zoning and building laws, ordinances, resolutions and regulations.

3. Ad valorem estate taxes not due and payable as of the date of this Deed.

4. Covenants, agreements, conditions, restrictions, reservations and other matters of record.

5. Matters that would be disclosed by an accurate survey of the Property.