20784 318 LT S. Jones

This instrument prepared by:

Elizabeth S. Wigon, Esq.
Sullivan & Worcester LLP
One Post Office Square
Boston, MA 02109

Davidson County DEEDWARR
Recvd: 06/06/05 16:20 7 pgs
Fees:38.00 Taxes:27750.00
20050606-0064554

LIMITED WARRANTY DEED
(Belmont, Tennessee)

ADDRESS NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS:
(NAME) SNH/LTA Properties Trust	(NAME) Morningside of Belmont, LLC	10412 348
(STREET ADDRESS) c/o Senior Housing Properties Trust 400 Centre Street Newton, Massachusetts 02458	(STREET ADDRESS) c/o Five Star Quality Care, Inc. 400 Centre Street Newton, MA 02458	

FOR AND IN CONSIDERATION of the sum of Seven Million Five Hundred Thousand Dollars ($7,500,000), cash in hand paid by the Grantee, the receipt and sufficiency of which is hereby acknowledged, **MORNINGSIDE OF BELMONT, LLC**, a Delaware limited liability company whose address is c/o Five Star Quality Care, Inc., 400 Centre Street, Newton, Massachusetts 02458, the Grantor herein, has this day bargained and sold, and does hereby transfer and convey unto the said **SNH/LTA PROPERTIES TRUST**, a Maryland real estate investment trust whose address is c/o Senior Housing Properties Trust, 400 Centre Street, Newton, Massachusetts 02458, the Grantee herein, its successors and assigns, certain real estate in Davidson County, Tennessee, and being more particularly described on Exhibit A attached hereto and by reference made a part hereof.

COMMONWEALTH OF MASSACHUSETTS
COUNTY OF SUFFOLK

The actual consideration or value, whichever is greater, for this transfer is $7,500,000.

Subscribed and sworn to before me, this ___ day of May, 2005.

MORNINGSIDE OF BELMONT, LLC, a Delaware limited liability company

By: _____
Bruce J. Mackey Jr.
Treasurer and Chief Financial Officer

My commission expires: _____ Notary Public _____
(Affix Notarial Seal)

LINDA ANN MSCISZ
MY COMM. EXPIRES JULY 31, 2009
COMMONWEALTH OF MASSACHUSETTS
NOTARY PUBLIC

This is improved property known as 1710 Magnolia Boulevard, Nashville, Tennessee 37212.

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantee, its successors and assigns forever, Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple and has a good right to convey it.

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

This conveyance is made expressly subject to such recorded restrictions, conditions and easements as may lawfully apply to the real estate and to such state of facts as would be shown by a current survey and inspection thereof.

[INTENTIONALLY LEFT BLANK; SIGNATURES CONTAINED ON NEXT PAGE]

Witness my hand as of the ___ day of May, 2005, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officer as of said day and time.

GRANTOR:

MORNINGSIDE OF BELMONT, LLC, a Delaware limited liability company

By: _____
Bruce J. Mackey Jr.
Treasurer and Chief Financial Officer

COMMONWEALTH OF MASSACHUSETTS
COUNTY OF SUFFOLK

Before me, Linda A. Mscisz, a Notary Public of the Commonwealth and County aforesaid, personally appeared Bruce J. Mackey Jr., with whom I am personally acquainted and who, upon oath, acknowledged himself to be the Treasurer and Chief Financial Officer of MORNINGSIDE OF BELMONT, LLC, a Delaware limited liability company, the within named bargainor, and that he as such Treasurer and Chief Financial Officer, being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the limited liability company by himself as Treasurer and Chief Financial Officer of the limited liability company.

Witness my hand and official seal at Boston, Massachusetts, this ___ day of May, 2005.

_____
Notary Public

My Commission Expires: _____

[NOTARIAL SEAL]



Exhibit A

1710 Magnolia Boulevard
Nashville, Tennessee 37212

[See attached legal description.]

Morningside of Belmont
1710 Magnolia Boulevard
Nashville, Tennessee 37212

Exhibit A

Legal Description

Being a tract of land lying in Nashville, Davidson County, Tennessee and being more particularly described according to a survey made June 24, 1997 by Jimmy W. Springer (R.L.S. 825), as follows:

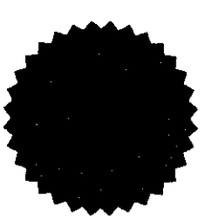
Beginning at a new iron rod in the southeasterly right-of-way line of Magnolia Boulevard (width varies) at the southwesterly corner of the property conveyed to Belmont College, as of record in Deed Book 5152, Page 393, in the Register's Office for Davidson County, Tennessee (R.O.D.C.); thence, with the westerly line of Belmont College, South 03 deg 34 min 58 sec West, 403.03 feet to a new iron rod in the northerly right-of-way line of Acklen Avenue (50 feet in width); thence, with the northerly line of Acklen Avenue, North 85 deg 33 min 27 sec West, 235.00 feet to a new iron rod at the southeast corner of The June P. Greene Trust property, as of record in Deed Book 8273, Page 537, R.O.D.C., thence, with the easterly line of The June P. Greene Trustee property, and June Paulk Greene, Trustee property, as of record in Deed Book 9118, page 250, R.O.D.C., North 03 deg 28 min 27 sec East, 190.81 feet to a new iron rod in the southeasterly right-of-way line of Magnolia Boulevard; thence, with the southeasterly right-of-way line of Magnolia Boulevard, with a curve to the left, said curve having a central angle of 04 deg 28 min 24 sec, a radius of 2866.00 feet, a chord of North 52 deg 39 min 46 sec East, 223.70 feet with an arc length of 223.76 to a new iron rod; thence, North 50 deg 25 min 34 sec East, 90.89 feet to the point of beginning, containing 69,118 square feet (1.587 acres, more or less).

Being the same property conveyed to Morningside of Belmont, L.P. by deed of record in Book 10513, page 867 and Book 10513, page 862, ROD TN. The said Morningside of Belmont, L.P. is now known as Morningside of Belmont, LLC.

Delaware

The First State

I, HARRIET SMITH WINDSOR, SECRETARY OF STATE OF THE STATE OF DELAWARE DO HEREBY CERTIFY THAT THE ATTACHED IS A TRUE AND CORRECT COPY OF THE CERTIFICATE OF CONVERSION OF A DELAWARE LIMITED PARTNERSHIP UNDER THE NAME OF "MORNINGSIDE OF BELMONT, L.P." TO A DELAWARE LIMITED LIABILITY COMPANY, CHANGING ITS NAME FROM "MORNINGSIDE OF BELMONT, L.P." TO "MORNINGSIDE OF BELMONT, LLC", FILED IN THIS OFFICE ON THE NINETEENTH DAY OF NOVEMBER, A.D. 2004, AT 10:17 O'CLOCK A.M.



Harriet Smith Windsor

Harriet Smith Windsor, Secretary of State

2755738 8100V

050256914

AUTHENTICATION: 3776097

DATE: 03-30-05

State of Delaware
Secretary of State
Division of Corporations
Delivered 10:17 AM 11/19/2004
FILED 10:17 AM 11/19/2004
SRV 040836163 - 2755738 FILE

STATE OF DELAWARE
CERTIFICATE OF CONVERSION
FROM A LIMITED PARTNERSHIP
TO A LIMITED LIABILITY COMPANY PURSUANT TO
SECTION 18-214 OF THE LIMITED LIABILITY COMPANY ACT

1. The jurisdiction where the Limited Partnership first formed is Delaware.

2. The jurisdiction immediately prior to filing this Certificate is Delaware.

3. The date the Limited Partnership first formed is May 28, 1997.

4. The name of the Limited Partnership immediately prior to filing this Certificate is Morningside of Belmont, L.P.

5. The name of the Limited Liability Company as set forth in the Certificate of Formation is Morningside of Belmont, LLC.

By: _____
Name: W. Patrick Mulloy II
Title: Authorized Person