Davidson County DEEDQC
Recvd: 06/28/05 15:20 4 pgs
Fees:22.00 Taxes:0.00

20050628-0074418

THIS INSTRUMENT PREPARED BY:
WHITE & REASOR, PLC (CBRJR)
3102 West End Avenue, Suite 1150
Nashville, TN 37203

ADDRESS NEW OWNER	SEND TAX BILLS TO:	MAP/PARCEL NOS.
HCA Realty, Inc.	**Same**	**Map/Parcel Nos.**
P. O. Box 550		**92-15-76;**
Nashville, TN 37202-0550		**92-15-76.01; and**
		92-11-255

QUITCLAIM DEED

FOR NO MONETARY CONSIDERATION, but in accordance with a Trust Agreement dated April 7, 2005, between the parties, DUNCAN INVESTMENTS, INC., TRUSTEE, a Tennessee corporation, with full power to sell, mortgage, encumber and convey without the joinder of any beneficiary ("Grantor"), has bargained and sold, and does hereby transfer and convey unto HCA REALTY, INC., a Tennessee corporation, its successors and assigns forever ("Grantee"), all of Grantor's right, title and interest in and to certain real property (the "Property") in the State of Tennessee, County of Davidson, more particularly described in Exhibit "A" which is attached hereto and incorporated herein by reference.

This is improved real property known as 2215 Patterson Street, Nashville, Tennessee.

The Property is conveyed to Grantee subject to taxes, easements, restrictions, limitations, and encumbrances as may affect the same.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The consideration actually received for this conveyance as provided in T.C.A. §67-4-409 is $0.00.

AFFIANT

SUBSCRIBED and sworn to before me this 27th day of June, 2005.

NOTARY PUBLIC

MY COMMISSION EXPIRES: 9-24-05

JAN MINSHALL
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

IN WITNESS WHEREOF, Grantor has caused this Quitclaim Deed to be executed on this the 27th day of June, 2005.

GRANTOR:

DUNCAN INVESTMENTS, INC., TRUSTEE,\
with full power to sell, mortgage, encumber and convey without the joinder of any beneficiary

BY: _____
Harry P. Duncan, President

STATE OF TENNESSEE
COUNTY OF DAVIDSON

PERSONALLY APPEARED BEFORE ME, Jan Minshall, a Notary Public, Harry P. Duncan, with whom I am personally acquainted, who acknowledged that he executed the foregoing instrument for the purposes therein contained and who further acknowledged that he is President of DUNCAN INVESTMENTS, INC., a Tennessee corporation, being authorized to execute the foregoing instrument on behalf of Duncan Investments, Inc., as Trustee under a trust agreement dated April 7, 2005, between Duncan Investments, Inc., Trustee and HCA Realty, Inc., a Tennessee corporation.

WITNESS MY HAND, at office this 27th day of June, 2005.

_____
NOTARY PUBLIC

MY COMMISSION EXPIRES:
9-24-05

JAN MINSHALL
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

EXHIBIT "A"
LEGAL DESCRIPTION

TRACT 1:

A tract or parcel of land lying and being in the First Civil District of Davidson County, Tennessee, being Lots Nos. 16, 17, 18, and 19 of Block 4 on the plan of Murphy Land Company's Division "B" Book 161, page 126, Register's Office for said County, and Lot No. 168 on Elliston's Addition to Nashville, Book 21, page 141, said Register's Office, described according to a survey by Turner Engineering Co., Inc., Consulting Engineers, dated July 20, 1966, as follows:

Beginning at an iron pin on the southeast side of Patterson Street (a 50-foot right-of-way) 190.75 feet southwesterly from the intersection formed by the southeast side of Patterson Street and the southwest side of 22nd Avenue, North; running thence southwesterly along the southeasterly side of Patterson Street, 310 feet to an iron pin at the northeast corner of property known as Lot No. 167 on Resubdivision of Elliston Homestead as recorded in Book 3500, page 49, said Register's Office; thence running southeasterly along the northeasterly line of said Lot No. 167, a distance of 169.1 feet to an iron pin on the northwest side of a 16-foot alley, running thence northeasterly along the northwest side of said 16-foot alley 310 feet to an iron pin at the intersection of the northwest side of said 16-foot alley and the southwest side of a second 16-foot alley; running thence northwesterly along the southwest side of said second 16-foot alley 170.3 feet to the point of beginning.

TRACT 2:

Lot No. 28 on the Map of Elliston Addition, as of record in Plan Book 1, page 105, Chancery Court at Nashville and also shown as Lot 167 on the Map of Elliston Property, as of record in Book 21, page 141, Register's Office of Davidson County, Tennessee. Said lot fronts 100 feet on the southerly side of Patterson Street and runs back between parallel lines 170 feet to an alley.

Being the same property conveyed to DUNCAN INVESTMENTS, INC., TRUSTEE, a Tennessee corporation, with full power to sell, mortgage, encumber and convey without the joinder of any beneficiary by special warranty deed from NATIONAL HEALTH INVESTORS, INC., of record as Instrument No. 20050525-0058990, Register's Office for Davidson County, Tennessee.

The Property is also described as follows:

FIRST DESCRIPTION:

Being two tracts of land lying in the 21st Councilmanic District of Nashville, Davidson County, Tennessee; Tract 1 being Lots 16-19 of Block 4 on the plan of Murphy Land Company's Division "B", of record in Plat Book 161, page 126, and Lot 168 on Elliston Homestead of

record in Plat Book 21, page 141, and Tract 2, being Lot 1 & 2 on the Resubdivision of Lot 167 Elliston Homestead of record in Plat Book 3500, page 49, each being recorded in the Register's Office for Davidson County, Tennessee all being more particularly described as follows:

BEGINNING at an iron pin old in the southerly right-of-way of Patterson Street, being 100' from the easterly right-of-way of 23rd Avenue North, and being the northeast corner of Lot 166 on the plan of the Elliston Homestead of record in Plat Book 21, page 141, said Register's Office, and being the northwesterly corner of the property herein described;

Thence, with said right-of-way of Patterson Street, N 61 deg. 00' 00" E, 409.66' to an iron pin old, being in the westerly right-of-way of Alley No. 903 and being the northeasterly corner of the herein described tract;

Thence, with said westerly right-of-way of Alley No. 903, S 28 deg. 56' 17" E, 169.54' to an iron pin old, being at the intersection of the westerly right-of-way of Alley No. 903 and the northerly right-of-way of Alley No. 906 and being the southeasterly corner of the herein described tract;

Thence, with said northerly right-of-way of Alley No. 906, S 61 deg. 02' 32" W, 409.71' to an iron pin old, being the southwesterly corner of the herein described tract;

Thence, leaving said Alley No. 906 and running with the eastern property line of said Lot 166, N 28 deg. 55' 20" W, 169.24' to the POINT OF BEGINNING, and containing 69,396 square feet or 1.593 acres, more or less.

SECOND DESCRIPTION:

Lots 1 and 2 of the Resubdivision of Lot Number 167, Ellison Homestead, First civil District, Davidson County, Tennessee, dated June 24, 1963, of record in Book 3500, page 49, Register's Office in Davidson County, Tennessee.

BEING the same property conveyed to Duncan Investments, Inc., Trustee, a Tennessee corporation, with full power to sell, mortgage, encumber and convey without the joinder of any beneficiary, by quitclaim deed from National Health Investors, Inc., a Maryland corporation, of record as Instrument No. 20050525-0058991, Register's Office for Davidson County, Tennessee.