Davidson County DEEDWARR
Recvd: 07/20/05 14:25 5 pg
Fees:28.00 Taxes:2830.50
20050720-0084450

THIS INSTRUMENT PREPARED BY:
Steven L. West
White & Reasor, PLC
3102 West End Avenue, Suite 1150
Nashville, Tennessee 37203

Address New Owner:	Send Tax Bills To:	Map-Parcel No.:
Larkin Springs Partners, LLC 1031 Old Hickory Blvd. Nashville, TN 37115	Same	Map 43 Parcel 15/20

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Ten and No/100 ($10.00) Dollars, and other good and valuable consideration, receipt of all of which is hereby acknowledged, Larkin Springs Associates, L.P., a Tennessee limited partnership ("Grantor"), has this day bargained and sold, and does hereby transfer and convey unto Larkin Springs Partners, LLC, a Tennessee limited liability company ("Grantee"), certain real property in Davidson County, Tennessee, described on Exhibit "A" attached hereto.

This is improved property known as 1031 Old Hickory Boulevard, Nashville, Tennessee 37115.

TO HAVE AND TO HOLD the said real property, together with all appurtenances and hereditaments thereunto belonging or in any wise appertaining to Grantee, its successors and assigns, in fee simple forever.

Grantor further covenants that Grantor is seized and possessed of the said real estate and has the right to convey it and binds itself and its successors to warrant and forever defend the title to said real estate to Grantee, its successors and assigns, against the lawful claims of all persons claiming by, through, or under Grantor (other than claims arising out of the matters set forth on Exhibit "B"), but not further or otherwise.

IN WITNESS WHEREOF, Grantor executed this instrument as of the 20th day of July, 2005.

GRANTOR:
Larkin Springs Associates, L.P.,
a Tennessee limited partnership

By: Adventist Health System/Sunbelt, Inc.,
General Partner

By: Robt Moon

Title: Authorized Officer

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Steven L. West, a Notary Public for the State and County aforesaid, Robert Moon, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Authorized Officer of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 20th day of July, 2005.

Steven L. West
Notary Public

My Commission Expires:
11-26-05

STEVEN L. WEST
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires 11-26-05

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STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $765,000.00.

Affiant

SUBSCRIBED AND SWORN to before me, this 20th day of July, 2005.

1/28/2006
My Commission Expires

Notary Public

CINDY S. SMITH
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

My Commission Expires JAN. 28, 2006

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Exhibit "A"

Land in Davidson County, Tennessee, being Lot No. 1, on the Plan of Final Plat of The Tennessee Christian Medical Center Property, Old Hickory Boulevard, and Larkin Springs Road, as shown on plat of record in Plat Book 8250, page 94, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

Being the same property conveyed to Larkin Springs Associates, L.P., by Deed of Record in Book 8616, page 286, as corrected in Book 8625, page 740, Register's Office for Davidson County, Tennessee.

Exhibit "B"

1. Taxes for the year 2005, a lien, which are not yet due and payable. Tax Parcel No. 43-15/20.

2. All matters shown on Plat recorded in Book 8250, page 94.

3. Lack of direct access to and from the controlled access highway adjoining the herein described property on the north as provided in the final judgment a certified copy of which is recorded in Book 4221, page 400.

4. Grant of Reciprocal Easements as of record in Book 8616, page 295.