Davidson County DEEDWARR
Recvd: 09/01/05 12:38 5 pgs
Fees:28.00 Taxes:107300.00
20050901-0105052

THIS INSTRUMENT PREPARED BY:
BASS, BERRY & SIMS PLC (MSP)
315 Deaderick Street, Suite 2700
Nashville, Tennessee 37238-3001

SPECIAL WARRANTY DEED

Address New Owner(s):	Send Tax Bills To:	Map-Parcel Number(s):
Burton Hills IV Investments, Inc. P.O. Box 5411 Asheville, NC 28813	Same	131-6-A/17

FOR AND IN CONSIDERATION OF THE SUM OF TEN ($10.00) DOLLARS, and other good and valuable consideration, receipt of all of which is hereby acknowledged, BURTON HILLS IV PARTNERS, a Tennessee general partnership ("Grantor"), has this day bargained and sold, and does hereby transfer and convey unto BURTON HILLS IV INVESTMENTS, INC., a Tennessee corporation ("Grantee"), certain real property located in Davidson County, Tennessee, described on Exhibit A attached hereto and incorporated herein by reference, together with all improvements located thereon (such land and improvements, and all rights and appurtenances pertaining thereto, being hereinafter collectively referred to as the "Property").

The Property is known as Burton Hills IV, 40 Burton Hills Boulevard, Nashville, Davidson County, Tennessee 37215.

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

GRANTOR covenants and binds itself and its successors to warrant specially and forever defend the title to the Property to Grantee, its successors and assigns, against the lawful claims of all persons claiming through and under Grantor (other than claims arising out of the matters set forth on Exhibit B), but not further or otherwise.

[*Signature Page Follows*]

IN WITNESS WHEREOF, Grantor has caused this instrument to be executed as of the 1st day of September, 2005.

BURTON HILLS IV PARTNERS,
a Tennessee general partnership

By: _____
Alex S. Palmer, Managing Partner

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public in and for the State and County duly commissioned and qualified, ALEX S. PALMER, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Managing Partner of BURTON HILLS IV PARTNERS, a Tennessee general partnership, and is authorized by the partnership to execute this instrument on behalf of the partnership.

WITNESS my hand and seal, at office in Nashville, Tennessee, this the 24th day of August, 2005.

_____
Notary Public

My commission expires: March 25, 2006

MICHAEL S. PEEK
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.
My Commission Expires MAR. 25, 2006

STATE OF North Carolina

COUNTY OF Buncombe

The actual consideration or value (whichever is greater) for this transfer is $29,000,000.00.

Charles W. Archerd, Affiant

Subscribed and sworn to before me, this 26th day of August, 2005.

Notary Public

My Commission Expires: 3-17-07

THOMAS C. GRELLA NOTARY PUBLIC BUNCOMBE, CO., N.C.

EXHIBIT A

Land in Davidson County, Tennessee, being Parcel 17, Tract 17, on the Plan of Resubdivision of Tracts 1, 2 and 11 of Burton Hills, of record in Book 6250, page 978, as amended in Book 6900, page 304, in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Burton Hills IV Partners, a Tennessee general partnership, by Deed from PhyCor, Inc., a Tennessee corporation, of record as Instrument No. 20001229-0127500, Register's Office for Davidson County, Tennessee.

EXHIBIT B

Exceptions

1. Taxes for the year 2005, a lien, which are not yet due and payable. Tax Parcel No. 131-6-A-17.

2. Deeds of Conveyance to Metropolitan Government of Nashville and Davidson County, Tennessee as set forth in instruments recorded in Book 7275, page 826; Book 7461, page 880; Book 7461, page 929; Book 7593, page 508; Book 7593, page 531; and Book 7593, page 570, as modified by Ordinance of Metropolitan Government of record in Instrument No. 20050621-0071302, Register's Office for Davidson County, Tennessee.

3. Covenants, conditions, restrictions, reservations, easements, liens for assessments, options, powers of attorney, and limitations on title set forth in restrictions recorded in Book 6470, page 366, Register's Office for Davidson County, Tennessee, and in any allied instrument(s) referred to in said restrictions.

4. Declaration of Reciprocal Rights and Easements as of record in Book 7703, page 301, Register's Office for Davidson County, Tennessee.

5. All matters shown on Plat recorded in Book 6250, page 978, Register's Office for Davidson County, Tennessee, as amended in Book 6900, page 304, Register's Office for Davidson County, Tennessee.

6. Charter of Burton Hills Office Association, Inc. of record in Book 6468, page 202, Register's Office for Davidson County, Tennessee, as amended in Book 6921, page 222, Register's Office for Davidson County, Tennessee.

7. Sanitary sewer and/or storm drainage easement of record in Book 7519, page 978, as modified by Ordinance of Metropolitan Government of record in Instrument No. 20050621-0071302, Register's Office for Davidson County, Tennessee.

8. Easement granted to XO Tennessee, Inc., a Washington corporation, of record as Instrument No. 20001214-0123189, Register's Office for Davidson County, Tennessee.

9. Storm Water Detention Agreement of record as Instrument No. 20011015-0112114, Register's Office for Davidson County, Tennessee.