Davidson County DEEDQC
Recvd: 12/05/05 16:11 4 pgs
Fees:22.00 Taxes:0.00
20051205-0146232

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

QUITCLAIM DEED

Address New Owner As Follows:	Send Tax Bills To:	Map Parcel Numbers:
American Retirement Corporation 111 Westwood Place Suite 402 Brentwood, Tennessee 37027	American Retirement Corporation 111 Westwood Place Suite 402 Brentwood, Tennessee 37027	131-6A-26 131-6A-33 131-6A-34

FOR AND IN CONSIDERATION of ONE DOLLAR ($1.00), cash in hand paid, the receipt of which is hereby acknowledged, SERIES I-A BUSINESS TRUST, a Delaware business trust, by these presents does hereby quitclaim and convey unto AMERICAN RETIREMENT CORPORATION, a Tennessee corporation, its successors and assigns, all its right, title and interest in and to the property described in Exhibit A attached hereto.

IN WITNESS WHEREOF, the undersigned has executed this instrument on this 2nd day of December, 2005.

SERIES I-A BUSINESS TRUST,
a Delaware Business Trust

By: Wilmington Trust Company, not in its individual capacity, but solely as trustee

By: Robert P. Hines Jr.
Name: Robert P. Hines, Jr.
Title: Assistant Vice President

STATE OF DELAWARE)
)
COUNTY OF NEW CASTLE)

On the 2 day of Dec., 2005, then personally appeared before me the above-named Robert Hines, the AVP of Wilmington Trust Company, not in its individual capacity but solely as trustee of Series I-A Business Trust, a Delaware business trust, and acknowledged the foregoing instrument to be the free act and deed of said business trust.

Kimberly E. Faulhaber
Notary Public

My Commission Expires: _____

KIMBERLY ELIZABETH FAULHABER
Notary Public - State of Delaware
My Comm. Expires April 9, 2007

STATE OF TN)
)
COUNTY OF Davidson)

The actual consideration for this transfer is $0.

Affiant

Subscribed and sworn to before me
this 5th day of Dec., 2005.

Notary Public

My Commission Expires:

SUSAN FOXMAN
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TN
Exp. Sept. 22, 2007

Being a tract of land lying in Nashville, Davidson County, Tennessee, also being Lot Two and Lot Two Open Space on the Plan of Covenant Presbyterian Church, as shown on the plat of record in Plat Book 9700, page 875, Register's Office for Davidson County, Tennessee (Metro Tax Parcel Nos. 131-6A-26, 131-6A-33 and 131-6A-34), and being more particularly described as follows:

Beginning at an existing iron rod at a corner common with Lot One on said final plat of Covenant Presbyterian Church and the westerly right-of-way line of Burton Hills Boulevard, 92 feet in width;

Thence with the westerly right-of-way line of Burton Hills Boulevard along a curve to the right, with an arc length of 135.87 feet, the radius of which is 877.00 feet, the central angle of which is 08 Deg 52 Min 35 Sec, the chord of which is South 44 Deg 00 Min 21 Sec East, 135.73 feet to an existing iron rod;

Thence along a curve to the right, with an arc length of 305.65 feet, the radius of which is 691.00 feet, the central angle of which is 25 Deg 20 Min 37 Sec, the chord of which is South 26 Deg 53 Min 45 Sec East, 303.16 feet to an existing iron rod;

Thence along a curve to the left, with an arc length of 269.68 feet, the radius of which is 645.16 feet, the central angle of which is 23 Deg 57 Min 00 Sec, the chord of which is South 26 Deg 12 Min 03 Sec East, 267.72 feet to an existing iron rod at a corner common with said Lot One of the Plan of Covenant Presbyterian Church;

Thence leaving the westerly right-of-way line of Burton Hills Boulevard with the easterly property line of Lot One South 49 Deg 25 Min 02 Sec West, 291.29 feet to an existing iron rod;

Thence North 66 Deg 20 Min 52 Sec West, 292.19 feet to an existing iron rod;

Thence North 36 Deg 08 Min 36 Sec East, 127.56 feet to an existing iron rod;

Thence along a curve to the left, with an arc length of 292.23 feet, the radius of which is 220.00 feet, the central angle of which is 76 Deg 06 Min 26 Sec, the chord of which is North 01 Deg 54 Min 38 Sec West, 271.22 feet to an existing iron rod;

Thence North 39 Deg 57 Min 52 Sec West, 86.14 feet to an existing iron rod;

Thence North 47 Deg 28 Min 17 Sec East, 176.76 feet to an existing iron rod;

Thence North 45 Deg 33 Min 30 Sec West, 85.10 feet to an existing iron rod;

Thence North 43 Deg 49 Min 33 Sec East, 85.00 feet to the point of beginning, containing 203,588 square feet (4.674 acres more or less)

BEING the same property conveyed to Series I-A Business Trust, LLC by Deed of Record in Book 11416, page 495, Register's Office for Davidson County, Tennessee.