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THIS INSTRUMENT PREPARED BY:
John D. Claybrook, Esq.
Waller Lansden Dortch & Davis,
A Professional Limited Liability Company
511 Union Street, Suite 2100
Nashville, Tennessee 37219

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $3,300,000.00.

John D Claybrook
Affiant

Subscribed and sworn to before me this 21st day of December, 2005.

Jeanette L. Ramer
Notary Public

My Commission Expires:
7/21/07

Davidson County DEEDWARR
Recvd: 12/27/05 15:51 3 pgs
Fees:18.00 Taxes:12210.00
20051227-0154466

JEANETTE L. RAMER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

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ADDRESS OF NEW OWNER:	SEND TAX BILL TO:	MAP-PARCEL NO.
HCA Realty, Inc. One Park Plaza Nashville, TN 37203 Attention: Real Estate Department	SAME	Map 134 Parcel 270 Parcel 283

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SPECIAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of TEN DOLLARS ($10.00) cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, AMSOUTH BANK, an Alabama state banking corporation ("Grantor"), has sold, and by these presents does transfer and convey unto HCA REALTY, INC., a Tennessee corporation ("Grantee"), the heirs, representatives, successors and assigns of Grantee, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Tract No. I:
Land in Davidson County, Tennessee, being Lot No. 11A on the Plan of Metroplex, Section Eleven, of record in Book 6900, page 362, Register's

Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Tract No. I being part of the property conveyed to First American Bank of Nashville, N.A. by deed from Walter G. Knestrick, Trustee, with full power to mortgage, sell, encumber, transfer, lease and convey without the joinder of any beneficiary, of record in Book 5720, page 582, said Register's Office.

Tract No. II:
Land in Davidson County, Tennessee, being Lot No. 10, on the Plan of Section Eight, Metroplex, of record in Book 6200, page 317, said Register's Office, to which plan reference is hereby made for a more complete and accurate description.

Tract No. II being the same property conveyed to First American National Bank by deed from Cleveland Street Partners II, a Tennessee General Partnership, of record in Book 10316, page 852, said Register's Office (the "Property").

AmSouth Bank and First American Bank/First American National Bank are the same.

SUBJECT ONLY TO all easements, covenants, restrictions, consents, agreements, and all other matters of record as of the date hereof, and real estate taxes for 2006 and subsequent years.

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

Grantor further covenants and binds itself, its representatives, successors and assigns to warrant and forever defend the title to said real estate to Grantee, the heirs, representatives, successors and assigns of Grantee, against the lawful claims of all persons claiming through or under Grantor but not further or otherwise. All exhibits referred to herein are attached hereto and incorporated herein by reference. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 20th day of December, 2005.

AMSOUTH BANK, an Alabama state banking corporation

By: _____
Emilio M. Cerice
Its Vice President

STATE OF ALABAMA)
COUNTY OF JEFFERSON)

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared Emilio M. Cerice, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged himself to be Vice President of AmSouth Bank, the within named bargainor, an Alabama state banking corporation, and that he executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation.

Witness my hand and seal, at office in Birmingham, Alabama, this the 13th day of December, 2005.

_____
Notary Public

My Commission Expires: 10-8-2009

