Davidson County DEEDWARR
Recvd: 09/12/06 12:54 5 pgs
Fees:28.00 Taxes:20606.04
20060912-0112884

THIS INSTRUMENT PREPARED BY:
WHITE & REASOR, PLC (CBRIII)
Two American Center, Suite 1150
3102 West End Avenue
Nashville, Tennessee 37203-1304

ADDRESS NEW OWNER:	PARTY RESPONSIBLE FOR PAYMENT OF TAXES:	MAP-PARCEL NO.:
American Health Properties, Inc. P. O. Box 10 52 West Eighth Street Parsons, Tennessee 38363	New Owner	Map: 163 Parcel: 346

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Ten and No/100 ($10.00) Dollars, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, 5720 PROPERTIES, LLC, a Tennessee limited liability company ("Grantor"), has this day bargained and sold and does hereby transfer and convey unto AMERICAN HEALTH PROPERTIES, INC., a Tennessee corporation ("Grantee"), and Grantee's successors and assigns, certain real estate in Davidson County, Tennessee, described in Exhibit "A," attached hereto and incorporated herein by this reference (the "Property").

This is improved property having a street address of 5720 Crossings Boulevard, Antioch, Tennessee 37013.

TO HAVE AND TO HOLD the Property with the appurtenances, estate, title, and interest thereto belonging to Grantee, and Grantee's successors and assigns, forever, Grantor covenants that Grantor is lawfully seized and possessed of the Property in fee simple, has a good right to convey the Property, and that the same is unencumbered except for those matters set forth in Exhibit "B," attached hereto and incorporated herein by this reference.

Grantor further covenants and binds Grantor and Grantor's successors and assigns to warrant and forever defend the title to the Property to Grantee, and to Grantee's successors and assigns, against the lawful claims of all persons claiming by, through or under Grantor, but not further or otherwise.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $5,569,200.00

AFFIANT

Subscribed and sworn to before me this 11th day of September, 2006.

Notary Public

My Commission Expires:
9-19-09

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

IN WITNESS WHEREOF, Grantor has caused this Special Warranty Deed to be executed on this the 11th day of September, 2006.

GRANTOR:

5720 PROPERTIES, LLC, a Tennessee limited liability company

BY: _____
Ronald P. Ulfers, Jr., Chief Manager

STATE OF TENNESSEE
COUNTY OF DAVIDSON

PERSONALLY APPEARED BEFORE ME, Jan Minshall, a Notary Public, Ronald P. Ulfers, Jr., 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 Chief Manager of 5720 Properties, LLC, a Tennessee limited liability company, being authorized to execute the foregoing instrument on behalf of the company.

WITNESS MY HAND, at office this 11th day of September, 2006.

NOTARY PUBLIC

MY COMMISSION EXPIRES:
9-19-09

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

EXHIBIT "A"
LEGAL DESCRIPTION

Being a certain tract of land lying in the 28th Councilmanic District of Davidson County, Tennessee, and bounded generally by Hickory Hollow, Ltd. in the north, Crossings Blvd. in the east, Pool & Spa Depot, L.L.C. in the south and Interstate 24 in the west, and being Lot No. 2 as shown on the Plan of The Crossings at Hickory Hollow, Phase II, of record in Book 9700, page 511, Register's Office for Davidson County, Tennessee ("RODC"), as revised in Book 10728, page 740, RODC, more particularly described according to survey by Clinard Engineering Associates, LLC, Charles Phillip Clinard, Tenn. R.L.S. No. 1032, dated October 6, 2005, last revised October 27, 2005, as follows:

Beginning at an iron pin (old) at the southeast corner of the Hickory Hollow, Ltd. property (Deed Book 7034, page 488) and in the west margin of Crossings Boulevard;

Thence, with the westerly margin of Crossings Boulevard, along a curve to the left having a central delta angle of 23 deg. 28 min. 09 sec., a radius of 2341.83 feet, an arc length of 959.25 feet, and a chord bearing and distance of South 29 deg. 21 min. 47 sec. East, 952.56 feet to a punch-out in the sidewalk (old) at the northeast corner of Pool & Spa Depot, L.L.C. (Deed Book 11638, page 47);

Thence, with the north line of Pool & Spa Depot, L.L.C., South 45 deg. 08 min. 36 sec. West, 403.61 feet to an "x" in a rock in the easterly right-of-way of the Interstate 24 off-ramp to Hickory Hollow Parkway;

Thence, with easterly right-of-way of the Interstate 24 off-ramp for the next seven calls:

North 41 deg. 40 min. 31 sec. West, 29.69 feet to an iron pin (old) as set by RLS #1512;

Along a curve to the left having a central delta angle of 03 deg. 55 min. 18 sec., a radius of 5899.58 feet, an arc length of 403.83 feet, and a chord bearing and distance of North 43 deg. 38 min. 09 sec. West, 403.73 feet to an iron pin (old);

North 46 deg. 27 min. 45 sec. West, 100.91 feet to a concrete monument (old);

North 36 deg. 37 min. 53 sec. West, 120.32 feet to an iron pin (old) as set by RLS #1512;

North 28 deg. 42 min. 38 sec. West, 144.48 feet to a concrete monument (old);

North 24 deg. 16 min. 01 sec. West, 400.15 feet to a concrete monument (old);

North 31 deg. 50 min. 12 sec. West, 101.32 feet to an iron pin (old) as set by RLS #1512 at the southwest corner of the aforementioned Hickory Hollow, Ltd.;

Thence, with the south line of Hickory Hollow, Ltd. for the next two calls:

South 83 deg. 59 min. 42 sec. East, 295.40 feet to an iron pin (old) as set by RLS #1512;

North 71 deg. 04 min. 42 sec. East, 270.48 feet to the point of beginning and containing 508,856.30 square feet, or 11.68 acres, more or less.

Being the same property conveyed to 5720 Properties, LLC, a Tennessee limited liability company, by deed from GE Commercial Finance Business Property Corporation, a Delaware corporation, of record as Instrument No. 20051130-0144068, RODC.

Together with appurtenant easements as set forth in a Declaration of No Build Area, of record in Book 10722, page 114, RODC.

EXHIBIT "B"
PERMITTED EXCEPTIONS

1. Taxes for the year 2006, a lien, which are not yet due and payable.

2. Covenants, conditions, restrictions, reservations, easements, liens for assessments, options, powers of attorney, and limitations on title set forth in restrictions of record in Book 7963, page 145, Register's Office for Davidson County, Tennessee ("RODC"), as re-recorded in Book 7966, page 60, RODC, as amended in Book 8085, page 402, RODC and Book 9730, page 957, RODC, as supplemented in Book 10722, page 95, RODC and in any allied instrument referred to in such restrictions.

3. Acknowledgments set forth in an Acknowledgment Regarding Supplemental Declaration of Protective Covenants dated July 24, 2000, of record as Instrument No. 200007250073371, RODC.

4. All matters shown on plats of record in Book 7900, page 229, RODC and in Book 9700, page 511, RODC, as revised in Book 10728, page 740, RODC.

5. Agreements set forth in an Easement Agreement by and between Butler Real Estate, Inc. and The Crossings at Hickory Hollow Association, of record in Book 10722, page 119, RODC.

6. Agreements set forth in an Easement Agreement between Butler Real Estate, Inc. and Hickory Hollow, Limited Partnership, of record in Book 10768, page 835, RODC.

7. All matters shown on a survey, project number 05006, dated July 3, 2006, prepared by Charles Phillip Clinard, TN RLS Number 1032 of Clinard Engineering Associates, LLC.