Davidson County DEEDWARR
Recvd: 12/01/06 11:19 5 pgs
Fees:28.00 Taxes:14060.00
20061201-0148461

FB12
JVR

Address of New Owner:	Send Tax Bills to:	Map-Parcel No.
HCA Health Services	Same	92-11-377
of Tennessee, Inc.		
One Park Plaza		
Nashville, TN 37203		
Attn: Real Estate Dept.		

PREPARED BY: WALLER LANSDEN DORTCH & DAVIS, LLP, 511 Union Street, Suite 2700, Nashville, TN 37219-1760

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $3,800,000.00.

Affiant

Subscribed and sworn to before me, this the 30th day of November, 2006.

CARLA F. FENSWICK STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN. My Commission Expires JULY 19, 2008

Notary Public

My Comm. Expires: _____

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Ten Dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt of which is hereby acknowledged, Park Plaza Medical Building Limited, a Tennessee limited partnership, hereinafter called the GRANTOR, has bargained and sold, and by these presents does transfer and convey unto HCA Health Services of Tennessee, Inc., a Tennessee corporation, hereinafter called the GRANTEE, its successors and assigns, certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

(SEE EXHIBIT A ATTACHED HERETO AND INCORPORATED BY REFERENCE AS FULLY AS THOUGH COPIED HEREIN.)

This is improved real property having a street address of 345 24th Avenue North, Nashville, Tennessee.

TO HAVE AND TO HOLD the said real property together with all buildings, improvements and fixtures located on said real property and all of GRANTOR's interest in all rights, privileges and easements appurtenant thereto belonging or in any wise appertaining, to GRANTEE, its successors and assigns forever, subject only to the matters set forth on Exhibit B attached hereto and incorporated by reference as fully as though copied herein.

GRANTOR further covenants and binds itself, its representatives, successors and assigns to warrant specially and forever defend the title to said real estate 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 above), but not further or otherwise. 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.

[Remainder of this page left blank intentionally]

IN WITNESS WHEREOF, GRANTOR has caused this Special Warranty Deed to be executed on November 30, 2006 and to be effective as of December 1, 2006.

PARK PLAZA MEDICAL BUILDING LIMITED, a Tennessee limited partnership

BY: PPMB GP, LLC, a Tennessee limited liability company, its general partner

By: _____
David R. Kinnard, President

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared David R. Kinnard, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who upon his oath acknowledged himself to be President of PPMB GP, LLC, a Tennessee limited liability company, the general partner of Park Plaza Medical Building Limited, the within named bargainor, a Tennessee limited partnership, and that he, as such President, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the limited liability company as general partner of the limited partnership on behalf of the limited partnership.

Witness my hand and seal, at office in Nashville, Tennessee, this the 30th day of November, 2006.

Carla J. Fenswick
NOTARY PUBLIC

My Commission Expires: _____

CARLA F. FENSWICK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires JULY 19, 2008

EXHIBIT A

Land lying with the 21st Councilmanic District of Nashville, Davidson County, Tennessee and being the property of Park Plaza Medical Building Ltd., and being part of Lot 1, on the Resubdivision of Section Four, Physician's Park, of record in Plat Book 5190, Page 81, and being described according to a survey by Hart, Freeland, Roberts, Inc., Michael R. Williams, R.L.S. # 1906, and being more particularly described as follows;

BEGINNING at an iron pin old, being the northeasterly corner of the Windrow 310 Properties, L.L.C. property, of record at Instrument No. 20030521-0069631, said pin being the northwesterly corner of the herein described tract;

Thence, S 83 deg 04' 48" E, 71.87' to a P.K. Nail new;

Thence, S 06 deg 55' 12" W, 91.37' to a P.K. Nail new;

Thence, S 83 deg 04' 48" E, 140.00' to a concrete monument old;

Thence, S 07 deg 02' 01" W, 341.73' to an iron pin new;

Thence, with a curve to the left, having a central angle of 89 deg 21' 33", a radius of 14.96', chord bearing and distance, S 51 deg 42' 47" W, 21.04', along an arc length of 23.33' to a P.K. Nail old;

Thence, N 83 deg 36' 26" W, 189.07' to a railroad spike old;

Thence, N 05 deg 59' 18" E, 449.82' to the POINT OF BEGINNING and containing 80,490 square feet or 1.848 acres, more or less.

Being the same property conveyed to Park Plaza Medical Building, Ltd., a Tennessee limited partnership by deed from H.C.A. Properties, Inc., of record in Book 6191, page 15, Register's Office for Davidson County, Tennessee.

EXHIBIT B

1. Ad valorem real estate taxes and installments of governmental assessments for public improvements benefiting said real property that are not delinquent;

2. Zoning and building laws, ordinances, resolutions and regulations;

3. The following matters of record in the Register's Office of Davidson County, Tennessee:

   (a) All matters shown on the plan of record in Book 5190, page 81;
   (b) Easements retained by Ordinance No. 77-728 closing Alley No. 928, of record in Book 5601, page 502;
   (c) Grant of Easement of record in Book 6191, page 1; and
   (d) Grant of Easement of record in Book 6191, page 7.

4. Matters shown on that certain ALTA/ACSM Land Title Survey, prepared by Hart, Freeland, Roberts, Inc., No. 2006236-52, dated October 12, 2006 and last revised November 10, 2006.