WHEN RECORDED MAIL TO:
Judd A. Harwood, Esq.
Balch & Bingham LLP
1901 Sixth Avenue N, Ste 2600
Birmingham, Alabama 35203

MAIL TAX STATEMENTS TO: and New Owner
HealthSouth Diagnostic Centers of Tennessee, Limited Partnership
One HealthSouth Parkway
Birmingham, Alabama 35243
Attention: Diane Munson

[redacted]
SCA-Dalton, Inc.
One HealthSouth Parkway
Birmingham, Alabama 35243
Attention: Lucy Hicks

THIS INSTRUMENT PREPARED BY:
Judd A. Harwood, Esq.
Balch & Bingham LLP
1901 Sixth Avenue N, Ste 2600
Birmingham, Alabama 35203

Davidson County DEEDWARR
Recvd: 07/20/07 14:35 5 pgs
Fees:28.00 Taxes:10508.00
20070720-0086691

SPECIAL WARRANTY DEED

THIS INDENTURE, made as of July 1, 2007, between **SCA-Dalton, Inc.**, a Tennesee corporation having an address of One HealthSouth Parkway, **Birmingham**, Alabama 35243 ("Grantor"), and **HealthSouth Diagnostic Centers of Tennessee, Limited Partnership**, an Alabama limited partnership having an address of One HealthSouth Parkway, Birmingham, Alabama 35243 ("Grantee");

WITNESSETH, that the said Grantor for and in consideration of Ten Dollars ($10.00) to Grantor in hand paid by the said Grantee, the receipt whereof is hereby acknowledged, hereby sells and conveys unto the said Grantee's heirs and assigns forever (a) that certain tract of land situated and being in Davidson County, Tennessee (the "Land") more particularly described on Exhibit A attached hereto, together with (i) all covenants, licenses, privileges and benefits belonging to the Land; (ii) all easements, rights-of-way, rights of ingress and egress, and other interests of Grantor in, on, to or under any land,

highway, street, road, or avenue, open or proposed, public or private, in, on, across, in front of, abutting, or adjoining the Land, including all strips and gores and vacancies adjacent to or lying between the Land and any adjacent real property; (iii) all mineral interests and executive rights relating to the Land; (iv) all surface rights and air rights relating to the Land; (v) all development rights relating to the Land; and (b) all buildings, structures, fixtures and other improvements of every kind located on the Land. All of the property, rights and interests described or referred to above are collectively referred to herein as the "Property".

To have and to hold all and singular the Property together with all and singular the rights, and appurtenances to the Property belonging or in any wise incident or appertaining unto the Grantee, its successors and assigns, forever. Subject to the Permitted Exceptions, Grantor does hereby bind itself, its successors and assigns, to warrant and forever defend all and singular the said premises unto the Grantee, its successors and assigns, against every person whomsoever lawfully claiming or to claim the same, or any part thereof by through or under Grantor, but not otherwise.

IN WITNESS WHEREOF, the undersigned has caused this Special Warranty Deed to be executed by its duly authorized officer on the date first written above.

GRANTOR:

SCA-Dalton, Inc., a Tennessee corporation,

By: _____
Lucy Hicks, its Vice President and Assistant Secretary

STATE OF ALABAMA)
:
JEFFERSON COUNTY)

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certifies that Lucy Hicks, whose name as Vice President and Assistant Secretary of SCA-Dalton, Inc., a Tennessee corporation, is signed to the foregoing instrument and who is known to me, acknowledged before me on this day that, being informed of the contents of the said instrument, he/she as such officer and with full authority, executed the same voluntarily for and as the act of said corporation.

GIVEN under my hand and seal, this 1st day of July, 2007.

[NOTARIAL SEAL]

NOTARY PUBLIC STEPHANIE I. CHRISTIAN STATE AT LARGE ALABAMA

_____
Notary Public

Print Name: Stephanie I Christian
My commission expires: 4-15-2011

OATH OF CONSIDERATION

STATE OF ALABAMA)
:
JEFFERSON COUNTY)

I, or we, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is $2,840,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Printed name: Lucy Hines

Subscribed and sworn to before me this the 1st day of July, 2007.

Notary Public

[NOTARIAL SEAL]

My commission expires: 4-15-2011

EXHIBIT A

LEGAL DESCRIPTION

All that tract or parcel of land lying and being in Nashville, Davidson County, Tennessee, and being more particularly described as follows:

Being a tract of land lying in Nashville, Davidson County, Tennessee and being bounded on the East by Twenty-Second Avenue North, on the south by Wanda B. High, on the West by Alley No. 903 and on the North by Leslie Avenue, and being more particularly described according to a survey by R. Scott Cherry (Tenn. No 1512), Cherry Land Surveying, 700 Craighead Street, Suite 204, Nashville, Tennessee 37204 as follows:

BEGINNING at an iron pin, being the intersection of the South right-of-way line of Leslie Avenue and the west right-of-way line of Twenty-Second Avenue North;

Thence, with the West right-of-way line of Twenty-Second Avenue North, South 31 deg 13 min 42 sec East, 164.00 feet to an iron pin in the West right-of-way line of Twenty-Second Avenue North and being a corner common with Wanda B. High;

Thence, with Wanda B. High, South 58 deg 52 min 51 sec West 174.75 feet to an iron pin in the east right-of-way line of Alley No. 903 and being a corner common with Wanda B. High;

Thence, with the East right-of-way line of Alley No. 903, North 31 deg 13 min 42 sec West, 154.00 feet to an iron pin in the South right-of-way line of Leslie Avenue;

Thence, with the South right-of-way line of Leslie Avenue, North 58 deg 53 min 51 sec East, 174.75 feet to the point of beginning;

Containing 26,911 square feet or 0.618 acres, more or less.

Being a part of Lot Nos. 144, 145 and 146, Block 11, Plan of the Murphy Land Company, Division "B", as of record in Book 161, page 126, Register's Office for Davidson County, Tennessee, and being a part of the property conveyed to Medinc, DAL Corp. (being the same corporation whose name is now ImageAmerica DAL Corp.) by deed from Outlook Nashville, Inc., of record in Book 8523, page 393, said Register's Office.

Being the same property conveyed to SCA-Dalton, Inc., a Tennessee corporation, by Special Warranty Deed from First Cambridge HCI Acquisitions, LLC, a Delaware limited liability company, dated January 2, 2003, recorded January 24, 2003, in Instrument No. 20030124-0010379, Davidson County, Tennessee Records.

Street Address: 337 22nd Ave N., Nashville Tennessee 37203
Tax Parcel Number: 09211020100

EXHIBIT B

PERMITTED EXCEPTIONS

1. Ad valorem taxes subsequent to the year 2007.

2. All easements, conditions, encumbrances and restrictions of record insofar as they lawfully affect or relate to the Property.