SPECIAL WARRANTY DEED

TO:	FKP HERMITAGE SENIOR LIVING LLC, a Florida limited liability company	This instrument was prepared by: Thomas A. Spillman Smith, Gambrell & Russell, LLP Suite 3100, Promenade II 1230 Peachtree Street, N.E. Atlanta, Georgia 30309-3592
FROM:	HERMITAGE SENIOR LIVING PARTNERS, LLC, a Georgia limited liability company	

Address New Owner(s) as Follows:	Send Tax Bills To:	Map/Parcel Numbers
FKP Hermitage Senior Living LLC c/o Heritage Green, LLC, SouthTrust Center 200 S. Orange Avenue, Suite 2075 Orlando, Florida 32801 Attention: Damian Winterburn	Same	Map 86, Parcel 164

Davidson County DEEDWARR
Recvd: 11/08/07 14:35 4 pgs
Fees:23.00 Taxes:39109.00
20071108-0132130

STATE OF GEORGIA)
COUNTY OF FULTON)

The consideration for this transfer or value, whichever is greater is $10,570,000.00.

Affiant

Sworn to and subscribed before me, this 7th day of November, 2007.

Notary Public

STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

My Commission Expires: October 24, 2010

My Commission Expires: 10-24-10

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Ten Dollars, cash in hand paid by the hereinafter named Buyer, and other good and valuable considerations, the receipt of which is hereby acknowledged, HERMITAGE SENIOR LIVING PARTNERS, LLC, a Georgia limited liability company (hereinafter called the "Seller"), has bargained and sold, and by these presents does transfer and convey unto FKP HERMITAGE SENIOR LIVING LLC, a Florida limited liability company (hereinafter called the "Buyer"), and Buyer's successors and assigns, a certain tract of land in Davidson County, described on Exhibit A attached hereto and incorporated herein by reference, together with all buildings, structures, improvements and fixtures located thereon, as well as all and singular the rights of ways, easement rights, hereditaments and appurtenances thereunto belonging or in anywise appertaining.

The above-referenced property is conveyed subject to the matters set forth on Exhibit B attached hereto and incorporated herein by reference.

TO HAVE AND TO HOLD the said real property, together with all rights and appurtenances thereunto belonging or in any wise appertaining to Buyer, its successors and assigns, forever in fee simple.

Seller further covenants and binds itself, its representatives, successors and assigns to warrant specially and forever defend the title to said real estate to Buyer, and Buyer's successors and assigns, against the lawful claims of all persons claiming through and under Seller (other than claims arising out of the matters set forth in Exhibit B hereto), 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.

IN WITNESS WHEREOF, Seller has caused this Special Warranty Deed to be executed effective as of the 7th day of November, 2007.

SELLER:

HERMITAGE SENIOR LIVING PARTNERS, LLC, a Georgia limited liability company

By: Principal Senior Living Group, LLC, a Georgia limited liability company, its Authorized Manager

By: _____
David C. Winters, Member

STATE OF GEORGIA)
COUNTY OF FULTON)

Before me, Mary Honiker, a Notary Public of said County and State, personally appeared David C. Winters, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be an authorized Member of Principal Senior Living Group, LLC, a Georgia limited liability company, which is the authorized Manager of Hermitage Senior Living Partners, LLC, a Georgia limited liability company, the within named bargainor, and that David C. Winters as such authorized Member executed the foregoing instrument for the purposes therein contained, by signing the name of the Company by himself as authorized Member.

Witness my hand and seal, at Office in Atlanta, Georgia, this 5th day of November, 2007.

_____
Notary Public

My Commission Expires: 9/13/09

MARY HONIKER NOTARY PUBLIC COBB COUNTY, GEORGIA MY COMMISSION EXPIRES SEPT. 13 2009

EXHIBIT A

PROPERTY DESCRIPTION

Being a tract of land lying in Hermitage, Davidson County, Tennessee, and being more particularly described according to a survey made by R. Scott Cherry, Tennessee No. 1512, Cherry Land Surveying, Inc., 6222 West Iris Drive, Nashville TN 37204, dated December 16, 2004, as follows:

Beginning at a chiseled "X" in concrete at the intersection of the northerly property line of the property of Charles W. and Cecilia D. Meador, as of record in Deed Book 9380, page 193, at the Register's Office, Davidson County, Tennessee, and the easterly right-of-way line of Andrew Jackson Parkway, 60 feet in width;

Thence with the easterly right-of-way line of Andrew Jackson Parkway, along a curve to the left, with an arc length of 200.00 feet, the radius of which is 1462.39 feet, the central angle of which is 07 degrees 50 minutes 09 seconds, the chord of which is north 03 degrees 22 minutes 55 seconds west, 199.84 feet to an existing iron rod at a corner common with the property of Harvest International Church, as of record in Instrument Number 20020117-0007118, at the Register's Office, Davidson County, Tennessee.

Thence leaving the easterly right-of-way line of Andrew Jackson Parkway with the southerly property line of Harvest International Church, north 65 degrees 52 minutes 25 seconds east, 1143.11 feet to an existing iron rod at a corner common with the property of the Open Space of Stones Glen, Phase Four, as of record in Instrument Number 20040107-0002851, Register's Officer, Davidson County, Tennessee.

Thence with the southerly property line of the Open Space of Stoners Glen, Phase Four, south 81 degrees 39 minutes 54 seconds east, 235.85 feet to an iron rod set in the northerly right-of-way line of the CSX Transportation Railroad, width varies;

Thence with the northerly right-of-way line of the CSX Transportation Railroad, south 43 degrees 58 minutes 28 seconds west, 729.10 feet to an iron rod set at a corner common with the property of said Charles W. and Cecilia D. Meador.

Thence with the northerly property line of Charles W. and Cecilia D. Meador, South 81 degrees 54 minutes 29 seconds west, 766.21 feet to the point of beginning.

Containing 373,501 square feet (8.574 acres more or less).

Being the same property conveyed to Hermitage Senior Living Partners, a Georgia limited liability company, by special warranty deed of record in Instrument #20041217-0150434, Register's Office, Davidson County, Tennessee.

EXHIBIT B

Hermitage – Permitted Title Exceptions

1. 2007 taxes, a lien due and payable, but not yet delinquent and subsequent years real property taxes which are a lien, but not yet due and payable.

2. By Ordinance No. 79-1323, approved May 21, 1979, street name of Old Hickory Blvd. was changed to Andrew Jackson Parkway.

3. Subject to railroad right of way along rear line of subject property.

4. Subject to easement for water main granted First Suburban Utility District of Davidson County, Tennessee, in Instrument #20021210-0152163, Register's Office, Davidson County, Tennessee (as depicted on ALTA/ACSM Land Title Survey by Cherry Land Surveyors dated October 13, 2005).

5. Subject to Agreement for Dedication of Easement for Sanitary Sewer and/or Storm Drainage of record in Instrument #20021119-0143155, and Instrument #20050406-0037544, Register's Office, Davidson County, Tennessee (as depicted on ALTA/ACSM Land Title Survey by Cherry Land Surveyors dated October 13, 2005).

6. Subject to Restrictive Covenants contained in deed of record in Book 3862, page 896, Register's Office, Davidson County, Tennessee.

7. Subject to the rights of tenants in possession as of the date hereof, as tenants only under unrecorded residential leases.