4th

SPECIAL WARRANTY DEED

Davidson County DEEDWARR
Recvd: 02/01/08 10:49 2 pgs
Fees:13.00 Taxes:9990.00
20080201-0010474

PREPARER MAKES NO REPRESENTATIONS AS TO MATTERS OF TITLE, SURVEY OR LEGAL DESCRIPTION

This Instrument Prepared By
And After Recording Mail To:
Jeff Billings, Esq.
3570 Keith Street, NW
Cleveland, Tennessee 37312
(423) 473-5865

APRIL L. CORNELIUS
STATE OF TENNESSEE NOTARY PUBLIC
BRADLEY COUNTY

STATE OF TENNESSEE)
COUNTY OF BRADLEY)

To the best of affiant's knowledge, the actual consideration or value, whichever is greater, for this transfer is $2,700,000.00.

Affiant

Subscribed and sworn to before me, this 28th day of December, 2007.

Notary Public
My Commission Expires: 2/9/2011

Address New Owner as Follows:	Send Tax Bills To:	Map-Parcel Number(s):
Nashville Medical Investors, LLC 3570 Keith Street, NW Cleveland, TN 37312	Nashville Medical Investors, LLC 3570 Keith Street, NW Cleveland, TN 37312	08306030400

FOR AND IN CONSIDERATION OF the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the undersigned, ORION PROPERTIES ONE LLC, a Delaware limited liability company (erroneously referred to in deed of acquisition as a Tennessee limited liability company), (hereinafter called the "Grantor"), have bargained and sold, and by these presents do transfer and convey unto NASHVILLE MEDICAL ~~INVESTORS~~ INVESTORS, LLC, a Tennessee limited liability company (hereinafter called the "Grantee"), its successors and assigns, certain parcels of land, together with all appurtenances and hereditaments thereto belonging, being more particularly described as follows:

Being a parcel of land in the First Civil District of Nashville, Davidson County, Tennessee, located in the Northeast quadrant of the intersection of Porter Road and Eastland Avenue, being shown on Tillman Subdivision, Part I of record in Plat Book 1130, page 29, Register's Office for Davidson County, Tennessee and being more particularly described as follows:

BEGINNING at an iron pin at the intersection of the Northerly margin of Eastland Avenue with the Easterly margin of Porter Road;

THENCE, with said Porter Road, North 27 degrees 00 minutes 00 seconds East, 507.00 feet to an iron pin;

THENCE, leaving Porter Road with the South line of Kenneth Jones of record in Book 6547, page 714, Register's Office for Davidson County, Tennessee, South 65 degrees 45 minutes 00 seconds East, 384.00 feet to a point in the West line of Pierce Davis of record in Book 7972, page 148, Register's Office for Davidson County, Tennessee;

THENCE, with said Davis and Timothy Fudge of record in Instrument No. 20020807009514 2, Register's Office for Davidson County, Tennessee, South 33 degrees 04 minutes 41 seconds West, 115.36 feet to a point;

THENCE, with said Fudge and Supportive Housing Systems, LLC of record in Book 11319, page 495, Register's Office for Davidson County, Tennessee, South 35 degrees 30 minutes 00 seconds West, 149.00 feet to a point;

THENCE South 24 degrees 00 minutes 00 seconds West, 94.50 feet to a point in the Northerly margin of Eastland Avenue;

THENCE, with said margin, North 88 degrees 30 minutes 00 seconds West, 392.50 feet to the Point of Beginning. Containing 155,995 square feet or 3.58 acres, more or less.

AND BEING the same real estate conveyed to Orion Properties One LLC, a Tennessee limited liability company, in Instrument No. 20040903-0107315, Register's Office for Davidson County, Tennessee.

SUBJECT to Easement granted to Metropolitan Government of Nashville and Davidson County, Tennessee for sanitary sewers and/or storm drainage of record in Book 4373, page 61, in the Register's Office for Davidson County, Tennessee.

SUBJECT to Sewer Line Easement granted to John C. Peterson of record in Book 1635, page 165, in the Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD, the said parcel of land, with the appurtenances, estate, title and interest hereto belonging to said Grantee, its successors and assigns forever; and Grantor does covenant with said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except for matters of record; Grantor does further covenant and bind itself, its successors and assigns forever to warrant and forever defend the title to said land to said Grantee, its successors and assigns forever, against the lawful claims of all persons claiming by, through, or under the Grantor, except as to those matters to which this conveyance is made subject as set forth above.

WITNESS MY HAND, this 28 day of December, 2007.

GRANTOR:

ORION PROPERTIES ONE LLC
a Delaware limited liability company

By: Keith Y
Its: Authorized officer

STATE OF Ohio)
COUNTY OF Franklin)

On this 28th day of December, 2007, before me personally appeared Keith Yoder, to me known to be the Authorized Officer of ORION PROPERTIES ONE LLC, a Delaware limited liability company, described in and who executed the foregoing instrument, and acknowledged that he executed the same as the free act and deed of ORION PROPERTIES ONE LLC.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal in the County and State aforesaid, the day and year first above written.

Jill Powers
Notary Public

My Commission Expires: 10-11-09

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NOTARIAL SEAL STATE OF OHIO

Jill Powers
In and For the State of Ohio
My Commission Expires
October 11, 2009