GENERAL WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Map and Parcel No.:
Capella Investments, LLC 640 Pine Grove Road Roswell, GA 30075	Same	Map: 147-4 Parcel: 183

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Harding Medical, LLC**, a Tennessee limited liability company, ("Grantor"), has bargained and sold, and by these presents does transfer and convey unto **Capella Investments, LLC,** a Georgia limited liability company ("Grantee"), its successors and assigns, a certain tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit A attached hereto:

See Exhibit A

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, its successors and assigns forever.

And the Grantor does covenant with the said Grantee that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except as set forth on Exhibit B attached hereto.

And the Grantor does further covenant and bind itself, its successors and assigns, to warrant and forever defend the title to the land to the said Grantee, its successors and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the undersigned Grantor has executed this General Warranty Deed as of January 31, 2008.

(Signature on following page)

Davidson County DEEDWARR
Recvd: 02/07/08 11:29 4 pgs
Fees:23.00 Taxes:21201.00
20080207-0012810

HARDING MEDICAL, LLC
By: Randall L. Price
Its: Secretary

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Randall L Price, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be Secretary, authorized to execute this instrument on behalf of Harding Medical LLC, the within named bargainor, and that he as such Secretary, executed the foregoing instrument for the purpose therein contained, by signing the name of the limited liability company by himself as Secretary.

WITNESS my hand and official seal at office on this the 31st day of January, 2008.

NOTARY PUBLIC

JANICE L PATTON
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires: 7/05/2011

My Commission Expires JULY 5, 2011

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $5,730,000.00.

Thomas C. A
Affiant

Subscribed and sworn to before me this 31st day of January, 2008.

Notary Public

My commission expires 09/19/2009

This instrument prepared by:
Thomas C. Scott
Tune, Entrekin & White, P.C.
315 Deaderick Street, Suite 1700
Nashville, TN 37238

ERIN B. KERSHAW
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

EXHIBIT A

Being a parcel of land in the First Civil District of Nashville, Davidson County, Tennessee, being Lot No. 3 as shown on Wallace Road Subdivision of record as Instrument No. 200210240130456, Register's Office for Davison County, Tennessee, located between Harding Place on the north and Wallace Road on the south and being more particularly described as follows:

Beginning at an iron pin in the northerly margin of Wallace Road at the southeast corner of herein described lot, being the southwest corner of H.F. Nelson, Et. Ux. Of record in Book 2646, page 229, R.O.D.C.;

Thence, with said margin and curve concave to the south having a central angle of 12 deg. 51 min. 04 sec., a radius of 1,455.30 feet and a chord of South 76 deg. 06 min. 03 sec. West, 325.73 feet for an arc length of 326.41 feet to an iron pin;

Thence, South 69 deg. 23 min. 19 sec. West, 226.71 feet to an iron pin;

Thence, leaving said margin with the east line of H.C.A. Realty, Inc., of record in Instrument No. 00090688176, R.O.D.C., North 08 deg. 31 min. 37 sec. East 147.43 feet to an iron pin;

Thence, North 62 deg. 08 min. 02 sec. West 96 36 feet to an iron pin in the easterly margin of Recovery Road;

Thence, with said margin and a curve concave to the west having a central angle of 64 deg. 45 min. 00 sec., a radius of 155.00 feet and a chord of North 44 deg. 01 min. 53 sec. East, 165.99 feet for an arc length of 175.17 feet to an iron pin;

Thence, with a curve concave to the east having a central angle of 61 deg. 17 min. 34 sec., a radius of 30.00 feet and a chord of North 42 deg. 18 min. 10 sec. East, 30.58 feet for an arc length of 32.09 feet to an iron pin in the south margin of Harding Place;

Thence, with a curve concave to the north having a central angle of 08 deg. 42 min. 38 sec., a radius of 1,482.40 feet and a chord of North 68 deg. 35 min. 39 sec. East, 225.15 feet for an arc length of 225 36 feet to an iron pin;

Thence, North 64 deg. 14 min. 20 sec. East, 73.55 feet to an iron pin;

Thence, North 73 deg. 03 min. 29 sec. East, 97 84 feet to an iron pin;

Thence, North 64 deg. 14 min. 20 sec. East, 15 68 feet to an iron pin at the northwest corner of aforementioned H.F. Nelson;

Thence, with Nelson South 12 deg. 31 min. 05 sec. East, 332.20 feet to the point of beginning.

Containing 151,440 square feet or 3.48 acres, more or less.

Being the same property conveyed to HARDING MEDICAL, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, by deed from ROBERT C.H. MATHEWS, JR. TRUST, GRASSMERE PARTNERS, A TENNESSEE PARTNERSHIP, of record as Instrument No. 20050527-0060242, dated May 25, 2005, said Register's Office

EXHIBIT B

1. Taxes for 2008 which have been prorated and are assumed by the Grantee.

2. Matters shown on the Plan of record as Instrument No. 20021024-0130456, said Register's Office.

3. Stormwater Detention Agreement of record as Instrument No. 20050506-0051420, said Register's Office.

4. Rights retained in Metro Council Bill No BL2001-847, said Register's Office.