BILL GARRETT, Davidson County
Trans:T20090037698 DEEDWARR
Recvd: 06/05/09 14:42 4 pgs
Fees:23.00 Taxes:14615.00
20090605-0052481

This instrument prepared by:
Neal & Harwell, PLC
150 Fourth Avenue North
Suite 2000
Nashville, TN 37219

SPECIAL WARRANTY DEED

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL:
Longwood TN L.P. 3810 Bedford Avenue Suite 300 Nashville, TN 37215	Same	147-15.00

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, TRB ARBORS LLC, a Tennessee limited liability company, hereinafter called the GRANTOR, has bargained and sold, and by these presents does transfer and convey unto Longwood TN L.P., a Tennessee limited partnership, the GRANTEE herein, its successors and assigns, a certain tract of land in Nashville, Davidson County, Tennessee, described as follows, to wit:

A TRACT OF LAND IN THE FIRST CIVIL DISTRICT, THIRTY-FIRST COUNCILMANIC DISTRICT, METROPOLITAN-NASHVILLE, DAVIDSON COUNTY, TENNESSEE, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT AN EXISTING IRON PIN ON THE SOUTHERLY MARGIN OF WALLACE ROAD, SAID POINT BEING 690 FEET, MORE OR LESS, FROM THE CENTERLINE OF NOLENSVILLE ROAD, AS MEASURED ALONG SAID SOUTHERLY MARGIN; THENCE, CONTINUING WITH SAID SOUTHERLY MARGIN A CURVE TO THE LEFT 357.77 FEET TO AN EXISTING IRON PIN, SAID CURVE HAVING A RADIUS OF 1,473.23 FEET AND A CENTRAL ANGLE OF 13 DEGREES 54 MINUTES 52 SECONDS AND A CHORD OF NORTH 61

DEGREES 34 MINUTES 26 SECONDS EAST, 356.90 FEET; THENCE, NORTH 54 DEGREES 37 MINUTES EAST, 280.68 FEET TO AN EXISTING IRON PIN; THENCE, WITH A CURVE TO THE RIGHT 358.33 FEET TO AN EXISTING MONUMENT, SAID CURVE HAVING A RADIUS OF 690.86 FEET AND A CENTRAL ANGLE OF 29 DEGREES 43 MINUTES 04 SECONDS AND A CHORD BEARING OF NORTH 69 DEGREES 28 MINUTES 32 SECONDS EAST, 354.33 FEET; THENCE, WITH THE WESTERLY AND SOUTHERLY BOUNDARY OF RODGER T. WALLACE OF RECORD IN BOOK 5839, PAGE 782 AND BOOK 6008, PAGE 236, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, THE FOLLOWING CALLS: SOUTH 02 DEGREES 38 MINUTES 52 SECONDS WEST, 261.71 FEET TO AN EXISTING MONUMENT; SOUTH 02 DEGREES 00 MINUTES 04 SECONDS WEST, 138.62 FEET TO AN EXISTING MONUMENT; SOUTH 88 DEGREES 12 MINUTES 21 SECONDS EAST, 319.15 FEET TO AN EXISTING MONUMENT; THENCE, CONTINUING WITH THE AFOREMENTIONED WALLACE AND THE WESTERLY BOUNDARY OF LOTS 30 AND 31, BEVERLY HEIGHTS SUBDIVISION, SECTION 2, OF RECORD IN BOOK 2331, PAGE 42, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, SOUTH 01 DEGREES 03 MINUTES 50 SECONDS WEST, 238.62 FEET TO AN EXISTING MONUMENT; THENCE WITH THE NORTHERLY BOUNDARY OF SOUTHERN HILLS MEDICAL CENTER, INC., OF RECORD IN BOOK 5284, PAGE 451, REGISTER' S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, NORTH 87 DEGREES 34 MINUTES WEST, 1,090.87 FEET TO AN IRON PIN; THENCE NORTH 29 DEGREES 28 MINUTES 48 SECONDS WEST, 167.23 FEET TO THE POINT OF BEGINNING. CONTAINING 421,655 SQUARE FEET, OR 9.68 ACRES, MORE OR LESS,

BEING THE SAME PROPERTY CONVEYED TO TRB ARBORS LLC, A TENNESSEE LIMITED LIABILITY COMPANY, BY TRUSTEE'S DEED OF RECORD AS INSTRUMENT NO. 200807070069680 IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE,

This is improved property known as 371 Wallace Road, Nashville, Tennessee 37211.

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

GRANTOR covenants with the said GRANTEE that it is lawfully seized and possessed of said land in fee simple, that it has good right to convey it and the same is unencumbered except for the following:

1. Taxes and assessments for the year 2009 and subsequent years, not yet due and payable.

2. Rights of tenants in possession under unrecorded leases.

GRANTOR further covenants and binds itself, its successors and representatives to warrant and forever defend the title to the said land to the GRANTEE, its successors, and assigns, against the lawful claims of every person claiming by, through or under GRANTOR, but not otherwise.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness the execution of this instrument as of the 5th day of June, 2009.

TRB ARBORS LLC

By: _____

Its: Vice President

STATE OF NEW YORK)
COUNTY OF Suffolk)

Personally appeared before me, a Notary Public in and for said County and State, Lonnie Halpern, on behalf of TRB ARBORS, LLC, with whom I am personally acquainted and who, upon oath, acknowledged him/herself to be Vice President of TRB ARBORS LLC, a Tennessee limited liability company, and that he/she as such Vice 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 such Vice President.

WITNESS my hand and seal, at office in Suffolk County, New York, this 3rd day of June, 2009.

_____
Notary Public

My Commission Expires:
1/20/2013

NORMA GILER
Notary Public, State of New York
No. 01GI6199769
Qualified in Suffolk County
Commission Expires January20, 2013

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $3,950,000.00.

Affiant

Sworn to and subscribed before me this 5th day of June, 2009.

CRISTINA E. STANFILL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires JAN. 9, 2012

Notary Public

My Commission Expires:

January 9, 2012