BILL GARRETT, Davidson County
Trans:T20090086185 DEEDWARRSP
Recvd: 12/22/09 14:29 4 pgs
Fees:23.00 Taxes:4070.00
20091222-0116514

THIS INSTRUMENT PREPARED BY:
BASS, BERRY & SIMS PLC
150 3rd Avenue South, Suite 2800
Nashville, Tennessee 37201

SPECIAL WARRANTY DEED

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Nashville Medical Investors, LLC 3570 Keith Street, NW Cleveland, TN 37312	Same	Map 53 Parcel 51 Map 44 Parcel 14-0A 1.00 Map 44 Parcel 14-0A 2.00 Map 44 Parcel 14-0A 3.00

FOR AND IN CONSIDERATION OF THE SUM OF TEN ($10.00) DOLLARS, and other good and valuable consideration, receipt of all of which is hereby acknowledged, **OLD HICKORY CENTRE LIMITED PARTNERSHIP (f/k/a Riverfront Development Limited Partnership)** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey unto **NASHVILLE MEDICAL INVESTORS, LLC,** a Tennessee limited liability company ("Grantee"), certain real property in Davidson County, Tennessee, described as follows:

TRACT NO. I

Land in Davidson County, Tennessee, being Lot No. 11 on the Final Plat of "First Revision" Lot 11 Riverfront Shopping Center, Section 8 of record in Instrument No. 20051031-0131051, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate property description.

TRACT NO. II

Land in Davidson County, Tennessee, being Lot Nos. 12, 13, and 14 on the Final Plat of Riverfront Shopping Center, Section 9 of record as Instrument No. 20070907-0107489, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate property description.

The source of these descriptions are said plats.

Being part of the same real property conveyed to Grantor by Warranty Deed of record in Book 6943, page 138, Register's Office for Davidson County, Tennessee. See also Quitclaim Deed of record in Book 9267, page 664, said Register's Office.

This is unimproved property known as 1220, 1230 and 1246 Robinson Road, Old Hickory, Tennessee.

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

GRANTOR covenants and binds itself, its successors and assigns to warrant specially and forever defend the title to said real estate to Grantee, its successors and assigns, against the lawful claims of all persons claiming through and under Grantor (other than claims arising out of the matters set forth on Exhibit A).

IN WITNESS WHEREOF, Grantor executed this instrument on this 22nd day of December, 2009.

OLD HICKORY CENTER LIMITED PARTNERSHIP, a Tennessee limited partnership

By: H E McCall
Its: Henry E. McCall
Title: Managing Partner

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, JONI MILLER, a Notary Public, Henry E. McCall, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Managing Partner of Old Hickory Centre Limited Partnership, the within named bargainor, a Tennessee limited partnership, and that he as such Managing Partner executed the foregoing instrument for the purposes therein contained, by signing the name of the limited partnership by himself as Managing Partner.

WITNESS my hand, at office, this 22nd day of December, 2009.

Joni Miller
Notary Public

My Commission Expires: 5/8/2012

JONI MILLER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

The actual consideration or value (whichever is greater) for this transfer is $1,100,000.00.

Affiant

Subscribed and sworn to before me, this 22nd day of December, 2009.

Notary Public

My Commission Expires: 5/8/2012

JONI MILLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

EXHIBIT A

1. Taxes for 2010, a lien not yet due and payable.

2. Restrictions recorded in Book 7584, page 347 and amended by Amendment to Restrictions in Book 8083, page 496 and further amended by Second Amendment to Restrictions recorded in Book 9470, page 222 and further amended by Third Amendment to Restrictions recorded in Book 11005, page 198, and further amended by Fourth Amendment to Restrictions as recorded in Instrument No. 20090804-072962, said Register's Office.

3. Drainage Easement as set out in Book 5545, page 512 and Book 5583, page 717, said Register's Office.

4. Agreement of Easement Rights as set out in Book 7915, page 247, said Register's Office.

5. Sewer Line Easement as recorded in Book 7536, page 514, said Register's Office.

6. Overhang Easement as recorded in Book 10774, page 483, said Register's Office.

7. Stormwater Detention Agreement as recorded in Book 10750, page 540, Book 11256, page 453 and Instrument No. 20050804-0091599, said Register's Office.

8. Agreement for Dedication Agreement as recorded in Instrument No. 20020822-0101872, Instrument No. 20030225-0024622, Instrument No. 20050804-0091604, Instrument No. 20050804-0091610, Instrument No. 20050804-0091611 and Instrument No. 20050804-0091752, said Register's Office.

9. Declaration of Right-of-Way Easement Agreement with Restrictions as recorded in Instrument No. 20070529-0063318, said Register's Office.

10. Matters set out on Plats of record in Book 7900, page 769, Book 9700, page 640, Instrument No. 20051031-0131051 and Instrument No. 20070907-0107489, Register's Office for Davidson County, Tennessee.