BILL GARRETT, Davidson County
Trans:T20110046204 DEEDWARRSP
Recvd: 07/29/11 12:21 5 pgs
Fees:28.00 Taxes:8249.09
20110729-0058345

THIS INSTRUMENT WAS PREPARED BY:

Jack W. Robinson, Jr.
GULLETT, SANFORD, ROBINSON & MARTIN, PLLC
315 Deaderick Street, Suite 1100
P. O. Box 198888
Nashville, Tennessee 37219-8888
(615) 244-4994

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $2,229,484.00.

Affiant

Subscribed and sworn to before me, this 29th day of July, 2011.

Notary Public

IVA J. BINKLEY STATE OF TENNESSEE NOTARY PUBLIC CHEATHAM COUNTY, TENN.

My Commission Expires: 3-9-13

Address New Owner As Follows:	Send Tax Bills To:	Map-Parcel Number:
HCA Realty, Inc. Building 2 – 5th Floor One Park Plaza Nashville, Tennessee 37203	HCA Realty, Inc. Attn.: Tax Department P. O. Box 1504 Nashville, Tennessee 37202	Map 174 Parcels 32, 67 & 68

SPECIAL WARRANTY DEED

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 of which are hereby acknowledged, **CREWS CROSSINGS, LLC**, a Tennessee limited liability

company, hereinafter called Grantor, has bargained and sold, and by these presents does transfer and convey unto **HCA REALTY, INC.**, a Tennessee corporation, hereinafter called Grantee, its successors and assigns, certain tracts of land in Davidson County, Tennessee, described on Exhibit A attached hereto and incorporated herein by this reference.

This conveyance is made subject to:

1. 2011 taxes, which have been prorated and assumed by Grantee. By acceptance of delivery of this instrument, Grantee assumes and agrees to pay such taxes as and when such become payable and to indemnify and hold harmless Grantor from liability and loss therefrom.

2. All matters set forth in the Declaration of Protective Covenants and Owners Association, of record in Book 7963, page 145, re-recorded in Book 7966, page 60, amended in Book 8085, page 402 and Book 9730, page 957, and amended in Instrument No. 20091020-0096901, and in the Assignment of Developer's Rights of record in Instrument No. 20090724-0069584, Register's Office for Davidson County, Tennessee.

3. All matters appearing on the plan of record in Book 9700, page 586, Register's Office for Davidson County, Tennessee.

4. TVA Easement of record in Book 2394, page 533, and Book 3067, page 173, Register's Office for Davidson County, Tennessee.

5. Lack of direct ingress and egress to I-24, a controlled access highway.

6. Right of way easement executed simultaneously herewith from Old Franklin Road, for the benefit of Parcel 33 on Tax Map 174.

7. All matters appearing on the surveys by Robert M. Searson, Tennessee Registered Land Surveyor No. 1666, dated July 26, 2011.

TO HAVE AND TO HOLD said tracts of land, with the appurtenances, estate, title and interest thereto belonging to Grantee, its successors and assigns, forever. Grantor covenants with Grantee that Grantor has not made, done, executed, allowed or suffered any act, instrument or thing whatsoever whereby said land, or any part thereof, now or at any time hereafter shall be charged or encumbered in any manner whatsoever, except as set out herein; and Grantor further covenants and binds itself, its successors and representatives, to warrant and forever defend the title to said land to

Grantee, its successors and assigns, against the lawful claims of all persons claiming by, through or under Grantor, but not otherwise.

Crews Crossings, LLC is one and the same as, and also known as, Crews Crossings LLC.

IN WITNESS WHEREOF, this instrument is executed on this 29 day of July, 2011.

CREWS CROSSINGS, LLC

By: _____
Mike Slattery, Vice President

STATE OF TENNESSEE)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MIKE SLATTERY, 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 Vice President of the maker and is authorized by the maker to execute this instrument on behalf of the maker.

WITNESS my hand, at office, this 29th day of July, 2011.

_____
Notary Public

My Commission Expires: 3-9-13

IVA J. BINKLEY
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY, TENN.

444653.2

EXHIBIT A

PROPERTY DESCRIPTION

TRACT A (Map 174, Parcel 32)

A tract of land in the 32nd Council District, Davidson County, Tennessee, such tract being bounded on the north by Crossings Boulevard (98.4' right of way ("ROW")) and by Amnon Shreibman, as recorded in Instrument Number 20070613-0071106, Register's Office, Davidson County, Tennessee ("RODC"), on the east by the said Amnon Shreibman tract, on the south by Crews Crossings LLC, as recorded in Instrument Number 20051230-0157052, RODC, and on the west by Old Franklin Road (ROW varies), with such tract being described as follows:

Beginning at an iron rod (old) on the southern ROW of said Crossings Boulevard; thence with the said southern ROW of Crossings Boulevard South 83° 02' 11" East 143.03 feet to an iron rod (old); thence with a curve to the right having a length of 725.83 feet, a radius of 1520.77 feet, a central angle of 27° 20' 45", a tangent of 369.96 feet, and a chord bearing and distance of South 69° 20' 47" East 718.96 feet to an iron rod (old) on the southern line of the said Amnon Shreibman tract; thence along said southern line South 55° 39' 29" East 413.59 feet to an iron rod (new) at the northeastern corner of the herein described tract and being on the western line of the said Amnon Shreibman tract; thence with said western line South 07° 43' 30" West 457.11 feet to an iron rod (new) at the southeastern corner of the herein described tract and being the northeastern corner of the said Crews Crossings LLC tract; thence with northern line of the said Crews Crossings LLC tract North 84° 18' 22" West 1257.91 feet to a concrete monument (old) on the eastern ROW of said Old Franklin Road; thence along said ROW North 10° 04' 16" East 168.84 feet to an iron rod (new); thence North 07° 01' 39" East 631.70 feet to an iron rod (old); thence with a curve to the right having a length of 70.69 feet, a radius of 45.00 feet, a central angle of 90° 00' 00", a tangent of 45.00 feet, and a chord bearing and distance of North 51° 57' 49" East 63.64 feet to the point of beginning; containing 905,309 square feet, or 20.78 acres, more or less, according to a survey by Robert M. Searson, Tennessee Registered Surveyor No. 1666, dated July 26, 2011.

TRACT B (Map 174, Parcels 67 & 68)

A tract of land in the 32nd Council District, Davidson County, Tennessee, such tract being bounded on the north by Crews Crossings LLC, as recorded in Instrument Number 20051230-0157052, Register's Office, Davidson County Tennessee ("RODC"), on the east by Amnon Shreibman, as recorded in Instrument Number 20070613-0071106, RODC, on the south by Interstate 24 (right of way ("ROW") varies), and on the west by Old Franklin Road (ROW varies), with such tract being described as follows:

Beginning at an iron rod (new) on the northern ROW of said Interstate 24 and the eastern ROW of said Old Franklin Road; thence along said eastern ROW with a curve left having a length of 214.81 feet, a radius of 1502.50 feet, a central angle of 08° 11' 29", a tangent of 107.59 feet, and a chord bearing and distance of North 30° 16' 03" East 214.62 feet to an iron rod (new); thence North 14° 02' 57" East 299.18 feet to a concrete monument (old); thence leaving said ROW with the southern line of the said Crews Crossings LLC tract South 84° 18' 22" East 1257.91 feet to an iron rod (new) on the western line of said Amnon Shreibman tract; thence along said western line South 07° 23" 46" West 564.05 feet to an iron rod (new); thence South 07° 19' 00" West 301.22 feet to an iron rod (new); thence South 07° 47' 55" West 770.89 feet to an iron rod (new) on the northern line of said Interstate 24; thence along said northern ROW North 41° 47' 42" West 12.70 feet to an iron rod (new); thence South 48° 09' 55" West 61.02 feet to an iron rod (new); thence North 41° 45' 56" West 1746.03 feet to the point of beginning; containing

1,478,572 square feet, or 33.94 acres, more or less, according to a survey by Robert M. Searson, Tennessee Registered Surveyor No. 1666, dated July 26, 2011.

Being part of the same property conveyed to Crews Crossings, LLC, a Tennessee limited liability company, by deed from Crews Investment Properties of Tennessee, L.L.C., a Tennessee limited liability company, of record in Instrument No. 20051230-0157052, Register's Office for Davidson County, Tennessee.