Address New Owner:	Send Tax Bills to:	Map-Parcel Numbers
HCA Realty, Inc. Attn: Tax Department One Park Place Nashville, TN 37203	Same	Map/Parcel Nos. 09210039100 09214008200
This instrument prepared by: Bradley Arant Boult Cummings LLP (RFW) 1600 Division Street, Suite 700, Nashville, Tennessee 37203		

SPECIAL WARRANTY DEED

FOR VALUABLE CONSIDERATION, the receipt and sufficiency of which are acknowledged, **LUI NASHVILLE 28TH STREET, LLC**, a Delaware limited liability company ("**Grantor**"), has bargained and sold, and hereby transfers and conveys to **HCA REALTY, INC.**, a Tennessee corporation ("**Grantee**"), its successors, and assigns, certain land in Davidson County, Tennessee, being more particularly described in Exhibit A attached hereto and incorporated herein by reference (the "**Property**").

TO HAVE AND TO HOLD the Property with all appurtenances, estate, title, and interest thereto belonging to Grantee, its successors and assigns, forever.

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject to the following:

1. Davidson County real property taxes for the year 2011, which have been prorated between the parties and assumed by Grantee.

2. Matters shown on the Plan of record in Book 3600, page 38, Davidson County Register's Office.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value for this transfer, whichever is greater, is $10,200,000.00.

Affiant

Subscribed and sworn to before me this 26TH day of October, 2011.

Notary Public
My Commission Expires: _____

BARBARA KIMMINS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires AUG. 17, 2015

BILL GARRETT, Davidson County
Trans:T20110067503 DEEDWARRSP
Recvd: 10/27/11 14:49 4 pgs
Fees:23.00 Taxes:37740.00
20111027-0083809

3. Restrictive Covenants contained in instrument of record in Instrument No. 20050125-0009321, Davidson County Register's Office.

4. Agreement For Dedication of Easements of record in Instrument No. 20101228-0103024, said Register's Office. Scrivener's Affidavit of record in Instrument No. 20110331-0024694, Davidson County Register's Office.

5. Overhead Line Easement of record in Instrument No. 20011017-0112913, Davidson County Register's Office.

6. Reservation of Easement for railroad and utility purposes referenced in Deed of record in Book 5286, Page 175, corrected in Book 8139, Page 320, said Register's Office. Partial Release of record in Book 5413, Page 50, said Register's Office.

7. Rights set forth in Consent Decree of record in Book 5559, Page 848, Davidson County Register's Office.

8. Exceptions to Easement of record in Book 4227, Page 747, Davidson County Register's Office.

9. Easement for sewer line of record in Book 3073, Page 362, Davidson County Register's Office.

10. 60' road easement retained in Book 4105, page 58, Davidson County Register's Office.

Grantor covenants with Grantee that the Property is free from all encumbrances made by Grantor, except as may be set forth herein.

Grantor further covenants to warrant and forever defend the title to the Property to Grantee, its successors and assigns against the lawful claims of all persons claiming by, through, or under Grantor.

This is unimproved property known as 350 28th Avenue North in Nashville, Davidson County, Tennessee.

[Signatures on following page]

Executed this 25TH day of October, 2011.

LUI NASHVILLE 28TH STREET, LLC, a Delaware limited liability company

By: _____
Douglas C. McKinnon, Executive Vice President

STATE OF TEXAS)
COUNTY OF HARRIS)

Before me, Fanchon Leigh Goode, a Notary Public of the State and County aforesaid, personally appeared Douglas C. McKinnon, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be Executive Vice President of LUI Nashville 28th Street, LLC, a Delaware limited liability company, the within named bargainor, and that he as such Executive Vice President, executed the foregoing instrument for the purposes therein contained, by signing the name of the limited liability company by himself as such Executive Vice President.

WITNESS my hand, at office, this 25 day of October, 2011.

Fanchon Leigh Goode
Notary Public
My Commission Expires: 3/22/2013

FANCHON LEIGH GOODE
Notary Public, State of Texas
My Commission Expires
March 22, 2013

EXHIBIT "A"

Land in the County of Davidson, State of Tennessee, and described as follows:

Being a tract of land lying in the 21st District of Davidson County, Nashville, Tennessee, and being portions of Lots 7 - 10 of Centennial Industrial Subdivision, Section One, as recorded in Plat Book 3600, Page 38, Register's Office of Davidson County (RODC). Tract being bounded on the north by the southern Right of Way (ROW) of Charlotte Pike (ROW varies); bounded on the east by HCA Realty, Inc., as recorded in Instrument Number 200812300123554, RODC, and by ROW of CSX Railroad (ROW varies); bounded on the south by ROW of 28th Avenue / 31st Avenue Connector (90' ROW); and bounded on the west by the eastern ROW of 28th Avenue North (ROW varies). Tract being more particularly described as follows:

POINT OF BEGINNING being a found iron rod with "LEA INC" cap lying on the southeast ROW intersection of said Charlotte Pike and 28th Avenue North; thence along said southern ROW of Charlotte Pike North 75°39'08" East 434.20 feet to a found iron rod with "LEA INC" cap; thence leaving said ROW with the following: South 14°18'44" East 62.68 feet to a found iron rod with "LEA INC" cap; thence South 16°52'16" West 374.00 feet to a found iron rod with "LEA INC" cap; thence South 43°15'44" East 151.17 feet to a found iron rod with "LEA INC" cap lying on said ROW of CSX Railroad; thence along said ROW South 46°44'37" West 986.60 feet to a found iron rod with "LEA INC" cap lying on said ROW of 28th Avenue / 31st Avenue Connector; thence along said ROW on a curve to the right having a length of 83.86 feet, a radius of 256.56 feet, a central angle of 18°43'37", a tangent of 42.30 feet and having a chord bearing and distance of North 29°57'17" West 83.48 feet to a found iron rod with "LEA INC" cap lying on said ROW of 28th Avenue North; thence along said ROW with the following: on a curve to the left having a length of 112.40 feet, a radius of 230.00 feet, a central angle of 28°00'04", a tangent of 57.35 feet and having a chord bearing and distance of North 30°39'34" East 111.29 feet to a found iron rod with "LEA INC" cap; thence North 16°39'32" East 359.32 feet to a found iron rod with "LEA INC" cap; thence North 32°41'19" East 18.90 feet to a found iron rod with "LEA INC" cap; thence North 67°54'11" East 62.94 feet to a found iron rod with "LEA INC" cap; thence North 23°21'20" East 50.00 feet to a found iron rod with "LEA INC" cap; thence North 19°21'42" West 44.79 feet to a found iron rod with "LEA INC" cap; thence on a curve to the left having a length of 29.21 feet, a radius of 346.56 feet, a central angle of 04°49'45", a tangent of 14.61 feet and having a chord bearing and distance of North 18°37'43" East 29.20 feet to a found iron rod with "LEA INC" cap; thence North 16°12'50" East 234.03 feet to a found iron rod with "LEA INC" cap; thence on a curve to the left having a length of 159.23 feet, a radius of 346.56 feet, a central angle of 26°19'29", a tangent of 81.04 feet and having a chord bearing and distance of North 03°03'06" East 157.83 feet to a found iron rod with "LEA INC" cap; thence North 79°53'22" East 9.00 feet to a found iron rod with "LEA INC" cap; thence on a curve to the left having a length of 30.88 feet, a radius of 355.56 feet, a central angle of 04°58'34", a tangent of 15.45 feet and having a chord bearing and distance of North 12°35'55" West 30.87 feet to a found iron rod with "LEA INC" cap; thence North 34°17'19" East 18.71 feet to the point of beginning. Tract contains 387,397 square feet or 8.89 acres.

Being part of the same property conveyed to LUI NASHVILLE 28TH STREET, LLC, a Delaware limited liability company, by deed of record in Instrument No. 20060824-0104788, dated August 23, 2006, and by quitclaim deed of record in Instrument No. 20060824-0104789, dated August 23, 2006.