BILL GARRETT, Davidson County
Trans:T20130024953 DEEDWARRSP
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Fees:33.00 Taxes:9250.00
20130327-0030233

THIS INSTRUMENT PREPARED BY:
Leslie A. Coughlan
Attorney at Law
511 8th Avenue
San Diego, CA 92101

ADDRESS OF NEW OWNER:
Health Properties Investments, Inc.
Attention: Lee L. Saad
6207 Cottage Hill Road Ste G
Mobile, AL 36695

SEND TAX BILL TO:
Same

MAP-PARCEL:
Map 118-12
Parcel 39.01

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN AND 00/100 DOLLARS ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, **John M. Rooney and Cynthia L. Kuelbs, Co-Trustees of the John M. Rooney and Cynthia L. Kuelbs Trust dated October 16, 2001, as to a fifty percent (50%) undivided interest, and Mark A. Fischer, Trustee of the Fischer Family Trust dated November 28, 1995, as to a fifty percent (50%) undivided interest as tenants-in-common (collectively, the "GRANTOR")** has bargained and sold, and by these presents does transfer and convey to **Health Properties Investments, Inc.**, an Alabama corporation **(the "GRANTEE")**, and GRANTEE's successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

See EXHIBIT A attached hereto and incorporated herein by this reference.

This is improved property commonly known as 618 Thompson Lane, Nashville, Tennessee.

The conveyance of the property herein, and all covenants and warranties of GRANTOR contained herein, are made expressly subject to those matters set forth on EXHIBIT B attached hereto and incorporated herein by this reference.

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, and GRANTEE's successors and assigns, forever.

GRANTOR covenants and binds itself, and its successors and assigns, to warrant specially and forever defend the title to the property to the said GRANTEE, and to GRANTEE's successors and assigns, against the lawful claims of all persons claiming by, through or under the GRANTOR, but not further or 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.

EXHIBIT A

Legal Description

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

Beginning at a nail set in concrete in the northerly margin of Thompson Lane (100'), said point being the southwest corner of C.B. Ragland Company of record in Instrument No. 20090416-0034540, Register's Office for Davidson County, Tennessee, said point also being the southeast corner of the herein described tract.

Thence, along said margin N82°48'30"W, a distance of 73.21 feet to an iron rod found:

Thence along said margin, along a curve to the right, having a central angle of 86°12'00", a radius of 50.00 feet, a tangent of 46.79 feet, a length of 75.22 feet and having a chord which bears N39°42'30"W, a distance of 68.33 feet to an iron rod situated on the easterly margin of Eugenia Avenue;

Thence, along said margin, N03°23'30'E, a distance of 203.21 feet to an iron rod set.

Thence, leaving said margin with the C.B. Ragland Company of record in Instrument No. 20080109-0002545, Register's Office of Davidson County, Tennessee. S82°48'30"W, a distance of 120.00 feet to an iron rod set:

Thence, with C.B. Ragland S03°23'30"W, a distance of 250.00 feet to the point of beginning, containing 0.68 acres of land more or less, described according to the ALTA/ACSM Land Title Survey, dated June 24, 2010, prepared by J. Alan Cummings, TN No. 2351, Crawford and Cummings, P.C., 1929 21st Avenue South, Nashville, Tennessee, 37212, Job No. 10-046.

Being the same property conveyed to John M. Rooney and Cynthia L. Kuelbs, Co-Trustees of the John M. Rooney and Cynthia L. Kuelbs Trust dated October 16, 2001, as to a fifty percent (50%) undivided interest, and Mark A. Fischer, Trustee of the Fischer Family Trust dated November 28, 1995, as to a fifty percent interest (50%) undivided interest as tenants-in-common, by Deed of record in Instrument No. 20121228-0120196 and by Quitclaim Deed of record in Instrument No. 20121228-0120197, Register's Office for Davidson County, Tennessee.

EXHIBIT B

1. Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage, Water Mains, Pumps and Appurtenances of record in Instrument No. 20080123-0007011 and in Instrument No. 20080409-0035733, Register's Office for Davidson County, Tennessee.

2. Terms, provisions, requirements, conditions, obligations, agreements and stipulations contained in the lease referenced in the Memorandum of Lease between Green & Little, L.P., a Tennessee limited partnership and Wachovia Bank, National Association, of record in Instrument No. 20071015-0122153, said Register's Office.

3. Reservation of drainage easement across rear of property contained in the deed of record in Book 3375, Page 240, said Register's Office.

IN WITNESS WHEREOF, the GRANTOR has caused this instrument to be executed as of the 21st day of March, 2013.

John M. Rooney and Cynthia L. Kuelbs Trust dated October 16, 2001

By: _____
John M. Rooney, Trustee

Fischer Family Trust dated November 28, 1995

By: _____
Mark A. Fischer

STATE OF _____)
COUNTY OF _____)

The actual consideration for this transfer, or value of property (whichever is greater) is $ 2,500,000.00.

_____
Affiant

Subscribed and sworn before me this ____ day of March, 2013.

_____
NOTARY PUBLIC
My Commission Expires: _____

State of California
County of San Diego

Subscribed and sworn to (or affirmed) before me on this 22nd day of March, 2013, by John M. Rooney,

proved to me on the basis of satisfactory evidence to be the person(s) who appeared before me.

CATHERINE G. TROPP
COMM. #1845136
NOTARY PUBLIC • CALIFORNIA
SAN DIEGO COUNTY
Commission Expires Apr 17, 2013

(Seal)

Signature Catherine G. Tropp

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

State of California
County of San Diego

On March 22, 2013 (Date) before me, Catherine G. Tropp, a notary public (Here Insert Name and Title of the Officer),

personally appeared John M. Rooney, Mark A. Fischer (Name(s) of Signer(s))

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature Catherine G. Tropp (Signature of Notary Public)

CATHERINE G. TROPP
COMM. #1845136
NOTARY PUBLIC • CALIFORNIA
SAN DIEGO COUNTY
Commission Expires Apr 17, 2013

Place Notary Seal Above

OPTIONAL

Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.

Description of Attached Document

Title or Type of Document: Special Warranty Deed

Document Date: March 22, 2013 Number of Pages: 3

Signer(s) Other Than Named Above: none

Capacity(ies) Claimed by Signer(s)

Signer's Name: John M. Rooney
- ☐ Individual
- ☐ Corporate Officer — Title(s):
- ☐ Partner — ☐ Limited ☐ General
- ☐ Attorney in Fact
- ☒ Trustee
- ☐ Guardian or Conservator
- ☐ Other:

Signer Is Representing:

RIGHT THUMBPRINT OF SIGNER
Top of thumb here

Signer's Name: Mark A. Fischer
- ☐ Individual
- ☐ Corporate Officer — Title(s):
- ☐ Partner — ☐ Limited ☐ General
- ☐ Attorney in Fact
- ☒ Trustee
- ☐ Guardian or Conservator
- ☐ Other:

Signer Is Representing:

RIGHT THUMBPRINT OF SIGNER
Top of thumb here

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