BILL GARRETT, Davidson County
Trans:T20140086789 DEEDQC
Recvd: 11/18/14 11:01 4 pgs
Fees:22.00 Taxes:0.00
20141118-0106226

This Instrument Prepared By:

Baker, Donelson, Bearman,
Caldwell & Berkowitz, P.C.
Baker Donelson Center
211 Commerce Street, Ste. 800
Nashville, Tennessee 37201

QUITCLAIM DEED

Address New Owner as Follows:	*Send Tax Bills To*
MPA Nashville MOB, LLC c/o Medical Properties of America, Inc. 20 Burton Hills Blvd., Suite 100 Nashville, TN 37215 Attn: Andrew P. Grisham	Same
Map & Parcel No.: 034-05-0-127.00	

HRT OF TENNESSEE, INC., a Tennessee corporation having an address c/o 3310 West End Avenue, Suite 700, Nashville, Tennessee, 37203, hereinafter the Grantor, does hereby quitclaim and convey unto **MPA Nashville MOB, LLC**, a Tennessee limited liability company, all of its interest in and to the certain tract(s) or parcel(s) of land located in Davidson County, Tennessee and described as follows (the "*Property*"):

See **Exhibit A** attached hereto and incorporated herein fully be reference.

This is improved property known as 200 Gleaves Street, Madison, Davidson County, Tennessee 37115.

Said interests in the Property, as applicable, are conveyed subject to such limitations, restrictions, easements, encumbrances, surveyable matters and other matters whatsoever as may affect the said Property, in part or in whole.

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.

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed on this 14 day of November, 2014.

HRT OF TENNESSEE, INC., a Tennessee corporation

By: C Burney Dawkins

Printed: C Burney Dawkins

Title: VP

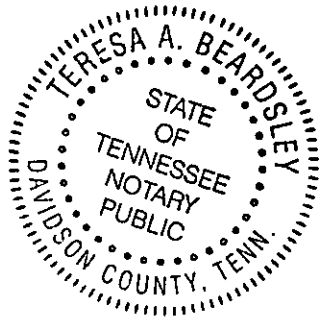
STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, Teresa A Beardsley, a Notary Public in and for the State and County aforesaid, personally appeared C. Burney Dawkins, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself (or herself) to be the Vice President of **HRT OF TENNESSEE, INC.**, the within named bargainor, a Tennessee corporation, and that he as such Vice President, being duly authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself as such Vice President.

WITNESS my hand and seal at office, on this the 13th day of November, 2014.

Teresa C Beardsley
Notary Public

My Commission Expires:
7/6/15



STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $0.00.

AFFIANT

Subscribed and sworn to before me this 14th day of November, 2014.

NOTARY PUBLIC

PAMELA L. ... STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TN

My Commission Expires:
Aug. 23, 2016

Exhibit A

Property Legal Descriptions

Being a parcel of land in the 10th Civil District of Davidson County, Tennessee, and known as Parcel 127 on the Plan of Rivergate Prucare Subdivision of record in Book 5800, Page 57, Register's Office for Davidson County, Tennessee, and also described as follows per current survey of R. Scot Cherry, Registered Land Surveyor, Tennessee License No. 1512, Cherry Land Surveying, Inc., dated October 6, 2014, last revised October 27, 2014, and bearing Job #14152:

Beginning at an iron pin in the southeasterly margin of Gleaves Street at the most northerly corner of the James R. Smith property, as of record in Deed Book 5504, Page 48, at said Register's Office and the most westerly corner of the herein described tract:

Thence with the margin of Gleaves Street along a curve to the right with an arc length of 178.92 feet the radius of which is 456.72 feet, the central angle of which is 22 deg 26 min 42 sec, the chord of which is North 47 deg 22 min 09 sec East, 177.77 feet to an existing iron rod;

Thence continuing with said street North 58 deg 35 min 30 sec East, 313.50 feet to an existing iron rod at a corner common with Rivergate Crossroads, LLC., as of record in Deed Book 10101, Page 93, at said Register's Office;

Thence leaving said Gleaves Street with the westerly property line of Rivergate Crossroads, LLC., South 56 deg 18 min 28 sec East, 125.40 feet to an existing iron rod;

Thence South 18 deg 24 min 55 sec West, 104.05 feet to an existing iron rod;

Thence South 10 deg 23 min 36 sec West 99.90 feet to an existing iron rod;

Thence South 04 deg 32 min 38 sec East, 50.06 feet to an existing iron rod;

Thence South 20 deg 19 min 40 sec East, 52.30 feet to an existing iron rod;

Thence South 32 deg 18 min 49 sec West, 178.59 feet to an existing iron rod on the easterly property line of Raymond J. Wauford, SR., as of record in Deed Instrument No. 201104120028101, at said Register's Office;

Thence with the easterly property line of said Raymond J. Wauford and George Townsend, as of record in Deed Instrument No. 201304100035554, and said James R. Smith, North 58 deg 25 min 15 sec West, 444.26 feet to the point of beginning.

Being property conveyed to HRT of Tennessee, Inc., a Tennessee corporation, by Quitclaim Deed from Healthcare Realty Trust Incorporated of record in Instrument No. 20041215-0149098 in the Register's Office of Davidson County, Tennessee.