

STATE MS. - DESOTO CO.
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BK 348 PG 287
W.E. DAVIS CH. CLK.

LT&E File #1*980825

WARRANTY DEED

LEGAL TITLE AND ESCROW, INC.
737 Market Street - Suite 400
Chattanooga, Tennessee 37402
(423) 756-4154

Prepared by:
Terence L. Morris, Attorney
737 Market Street - Suite 400
Chattanooga, Tennessee 37402
(423) 756-4154
Date: February 15, 1999

In consideration of Ten Dollars (\$10.00) and other considerations, the receipt and sufficiency of which are hereby acknowledged, Joe Clay Davis Corporation, a Mississippi corporation, hereinafter called Grantor, hereby grants and conveys to Health Care Properties XXII, LLC, a Tennessee limited liability company, hereinafter called Grantee, the following property:

All that tract or parcel of land lying and being in Section 26, Township 1, South, Range 8, West, City of Southaven, DeSoto County, Mississippi, being more particularly described on Exhibit A attached hereto and made a part hereof.

Being the same property conveyed by Deed recorded in Book 278, Page 686, in the Office of the Chancery Clerk of DeSoto County, Mississippi.

This conveyance is subject only to the following:

Taxes for 1999 which Grantee herein assumes and agrees to pay.

Rights-of-Way to Mississippi Power and Light recorded in Book 160, Page 13, and Book 46, Page 496, in the Office of the Chancery Clerk of DeSoto County, Mississippi.

TO HAVE AND TO HOLD said property and all rights appurtenant to said property to Grantee forever in **FEE SIMPLE.**

Grantor warrants and represents that Grantor is lawfully seized and possessed of said property, has full power and lawful authority to convey same, that the Grantor's title is marketable, clear, free and unencumbered except as set forth herein, and that Grantor will forever defend the title to said property against the claims of all persons whomsoever.

IN WITNESS WHEREOF, Grantor has signed this Deed as of the date shown above.

Joe Clay Davis Corporation,
a Mississippi corporation

BY: David R. Davis
David R. Davis, Vice President

STATE OF Mississippi

COUNTY OF DeSoto

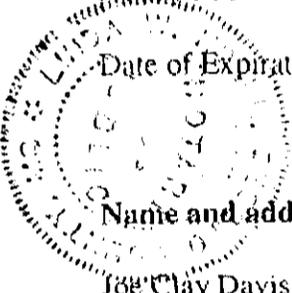
Before me, the undersigned Notary Public of the state and county aforesaid, personally appeared David R. Davis, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged himself to be the Vice President of Joe Clay Davis Corporation, a Mississippi corporation, and he executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as such officer.

WITNESS my hand this 22nd day of February, 1999.

Linda W. Noell
Notary Public (Seal)

MISSISSIPPI STATEWIDE NOTARY PUBLIC
MY COMMISSION EXPIRES AUG. 10, 2001
BONDED THRU STEGALL NOTARY SERVICE

Date of Expiration of Commission: _____



Name and address of Grantor:

Joe Clay Davis Corp
P. O. Box 252
Friars Point, MS 38631
ph (601) 383-2207

Name and address of Grantee:

Health Care Properties XXII, LLC
1865 Executive Park
Cleveland, TN 37312
ph (423) 473-0093

Name and Address of Grantee _____ Tax Bills To: _____ Tax Map Parcel No. _____
Health Care Properties XXII, LLC Same

LT&E #1*980825

EXHIBIT A

All that tract or parcel of land lying and being in Section 26, Township 1, South, Range 8, West, City of Southaven, DeSoto County, Mississippi, being more particularly described as follows:

COMMENCING AT AN IRON PIN THAT IS 23.13 FEET SOUTH AND 1319.96 FEET WEST OF THE ACCEPTED NORTHEAST CORNER OF SECTION 26, TOWNSHIP 1 SOUTH, RANGE 8 WEST; THENCE S00°05'39"E A DISTANCE OF 33.07 FEET TO THE TRUE POINT OF BEGINNING FOR THE HEREIN DESCRIBED TRACT, SAID POINT BEING ON THE SOUTH RIGHT OF WAY OF RASCO ROAD; THENCE S00°05'39"E A DISTANCE OF 355.00 FEET TO A POINT; THENCE S89°54'21"W A DISTANCE OF 325.00 FEET TO A POINT; THENCE N00°05'39"W A DISTANCE OF 355.01 FEET TO A POINT ON THE SOUTH RIGHT OF WAY OF RASCO ROAD; THENCE N89°59'17"E ALONG SAID RIGHT OF WAY A DISTANCE OF 158.50 FEET TO A POINT; THENCE CONTINUING ALONG SAID RIGHT OF WAY N89°49'56"E A DISTANCE OF 166.50 FEET TO THE POINT OF BEGINNING; CONTAINING 2.65 ACRES, MORE OR LESS.

NE 1/4 of Section 26, Township 1S, Range 8W.