

Preliminary Based on Book Income of _____

2009 Setup - NHI Dividend Taxable Classification Updated February 2, 2010

NATIONAL HEALTH INVESTORS, INC.

CUSIP NO. 63633D-10-4

Breakdown of amount to be reported to common stockholders
on Form 1099-DIV for tax year 2009

The dividends paid by National Health Investors, Inc. which are reportable for tax purposes to recipients for 2009 should be characterized as follows for Form 1099-DIV:

Record Date	03/31/09	06/30/09	09/30/09	12/31/09	Total
Payment Date	05/08/09	08/10/09	11/10/09	01/29/10	
Gross Dividends	.550000	.550000	.550000	.650000	2.300000
Box 1a-Total Ordinary Dividends	0.519318	0.519318	0.519318	0.619317	2.177271
Box 1b-Qualified Dividends	0.000000	0.000000	0.000000	0.000000	0.000000
Box 2a-Total Capital Gain Distribution	0.024786	0.024786	0.024786	0.024786	0.099144
Box 2b-Section 1250 Gain	0.000099	0.000099	0.000099	0.000099	0.000396
Box 3-Nondividend Distributions	0.005896	0.005896	0.005896	0.005897	0.023585

The dividend of record on 12/31/09, which was paid on January 29, 2010, should be treated for tax purposes as paid in 2009 as provided in Code Sec. 857(b)(8).

Box 2b described the portion of Box 2a that has a 25% tax rate due to depreciation.