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AMERICAN RETIREMENT CORP  
Form SC TO-I/A  
August 29, 2002

SECURITIES AND EXCHANGE COMMISSION  
WASHINGTON, D. C. 20549

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SCHEDULE TO  
(RULE 14D-100)

TENDER OFFER STATEMENT UNDER  
SECTION 14(d)(1) OR 13(e)(1)  
OF THE SECURITIES EXCHANGE ACT OF 1934  
(AMENDMENT NO. 4)

-----  
AMERICAN RETIREMENT CORPORATION  
(Name of Subject Company (Issuer))

AMERICAN RETIREMENT CORPORATION (ISSUER)  
(Names of Filing Persons (Identifying Status as Offeror, Issuer or Other Person))

5 3/4% CONVERTIBLE SUBORDINATED DEBENTURES DUE 2002  
(Title of Class of Securities)

028913 AA 9

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(CUSIP Number of Class of Securities)

W.E. SHERIFF  
CHIEF EXECUTIVE OFFICER  
AMERICAN RETIREMENT CORPORATION  
111 WESTWOOD PLACE, SUITE 200  
BRENTWOOD, TENNESSEE 37027  
(615) 221-2250

(Name, Address and Telephone Number of Person  
Authorized to Receive Notices and Communications on Behalf of Filing Persons)

COPY TO:  
T. ANDREW SMITH  
BASS, BERRY & SIMS PLC  
315 DEADERICK STREET, SUITE 2700  
NASHVILLE, TENNESSEE 37238  
(615) 742-6200  
CALCULATION OF FILING FEE

TRANSACTION VALUATION*	AMOUNT OF FILING FEE
----- \$126,000,000	----- \$11,592

\* Estimated for purposes of calculating the amount of the filing fee only. The amount of the filing fee, calculated in accordance with Rule 0-11(b)(2) of the Securities Exchange Act of 1934, as amended, equals .000092 of the book value of the 5 3/4% Convertible Subordinated Debentures Due 2002 proposed to be acquired by American Retirement Corporation.

[X] Check the box if any part of the fee is offset as provided by Rule 0-11

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(a) (2) and identify the filing with which the offsetting fee was previously paid. Identify the previous filing by registration statement number, or the Form or Schedule and the date of its filing.

Amount Previously Paid: \$11,592 Filing Party: American Retirement Corporation  
Form or Registration No.: Schedule TO Date Filed: August 14, 2002  
SEC File No. 005-53347

Check the box if the filing relates solely to preliminary communications made before the commencement of a tender offer.

Check the appropriate boxes below to designate any transactions to which the statement relates:

- third-party tender offer subject to Rule 14d-1.
- issuer tender offer subject to Rule 13e-4.
- going-private transaction subject to Rule 13e-3.
- amendment to Schedule 13D under Rule 13d-2.

Check the following box if the filing is a final amendment reporting the results of the tender offer:

AMENDMENT NO. 4 TO SCHEDULE TO

This Amendment No. 4 amends and supplements the Tender Offer Statement on Schedule TO ("Schedule TO") filed on August 14, 2002 by American Retirement Corporation, a Tennessee corporation ("ARC"), pursuant to Section 13(e) of the Securities Exchange Act of 1934, as amended (the "Exchange Act"). ARC filed an Amendment No. 1 to the Schedule TO on August 15, 2002, an Amendment No. 2 to the Schedule TO on August 22, 2002 and an Amendment No. 3 to the Schedule TO on August 27, 2002. The Schedule TO relates to ARC's offer to exchange a combination of its 5 3/4% Series A Senior Subordinated Notes Due 2002 and its 10% Series B Senior Subordinated Notes Due 2009 (collectively, the "New Notes") and warrants to purchase shares of its common stock ("Warrants") for up to \$126.0 million aggregate principal amount of its outstanding 5 3/4% Convertible Subordinated Debentures Due 2002 (the "Old Convertible Debentures") upon the terms and subject to the conditions set forth in the Offering Memorandum, dated August 14, 2002 (the "Offering Memorandum"), and in the related Letter of Transmittal, filed as Exhibits (a) (1) (A) and (a) (1) (B) to the Schedule TO, respectively.

ITEM 12. EXHIBITS.

- (a) (1) (A) Offering Memorandum, dated August 14, 2002.\*
- (a) (1) (B) Letter of Transmittal.\*
- (a) (1) (C) Notice of Guaranteed Delivery.\*
- (a) (1) (D) Form of Letter to Clients.\*
- (a) (1) (E) Form of Letter to Registered Holders and Depository Trust Company Participants.\*
- (a) (2) None.
- (a) (3) None.

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- (a) (4) None.
- (a) (5) (A) Press Release, issued by American Retirement Corporation on August 14, 2002 \*
- (a) (5) (B) Letter to holders of Old Convertible Debentures dated August 26, 2002 \*.
- (a) (5) (C) Supplement to Offering Memorandum, dated August 29, 2002.
- (b) Not applicable.
- (d) (1) Indenture, dated as of September 29, 1997, between ARC and IBJ Schroder Bank and Trust Company, relating to the Old Convertible Debentures (incorporated by reference to ARC's Registration Statement on Form S-1 filed with the Commission on September 23, 1997).
- (d) (2) Form of Indenture between ARC and U.S. Bank National Association relating to the 5 3/4% Series A Senior Subordinated Notes Due 2002\*
- (d) (3) Form of Indenture between ARC and U.S. Bank National Association relating to the 10% Series B Senior Subordinated Notes Due 2009\*
- (d) (4) Form of Warrant Agreement between ARC and U.S. Bank National Association.\*
- (d) (5) Loan Agreement, dated as of August 14, 2002, between ARCPI Holdings, Inc. and Health Care Property Investors, Inc. (incorporated by reference to ARC's Current Report on Form 8-K filed with the Commission on August 15, 2002).
- (d) (6) Contribution Agreement, dated August 14, 2002, between ARCPI Holdings, Inc., Fort Austin Limited Partnership, ARC Santa Catalina, Inc., ARC Richmond Place, Inc., Freedom Village of Holland, Michigan, Freedom Village of Sun City Center, Ltd., Lake Seminole Square Management Company, Inc., Freedom Group-Lake Seminole Square, Inc., ARC Brandywine, LLC and Health Care Property Investors, Inc. (incorporated by reference to ARC's Current Report on Form 8-K filed with the Commission on August 15, 2002).
- (d) (7) Form of Master Lease between Fort Austin Real Estate Holdings, LLC, ARC Santa Catalina Real Estate Holdings, LLC, ARC Richmond Place Real Estate Holdings, LLC, ARC Holland Real Estate Holdings, LLC, ARC Sun City Center Real Estate Holdings, LLC, ARC Lake Seminole Square Real Estate Holdings, LLC and ARC Brandywine Real Estate Holdings, LLC and Fort Austin Limited

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Partnership, ARC Santa Catalina, Inc., ARC Richmond Place, Inc., Freedom Village of Holland, Michigan, Freedom Village of Sun City Center, Ltd., Lake Seminole Square Management Company, Inc., Freedom Group - Lake Seminole Square, Inc. and ARC Brandywine, LLC.

- (g) Not applicable.
- (h) Not applicable.

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\* Previously filed.

SIGNATURE

After due inquiry and to the best of my knowledge and belief, I certify that the information set forth in this statement is true, complete and correct.

AMERICAN RETIREMENT CORPORATION

By: /s/ W.E. Sheriff

-----  
Name: W.E. Sheriff  
Title: Chairman and Chief Executive Officer

Dated: August 29, 2002

EXHIBIT INDEX

EXHIBIT NO.	DESCRIPTION
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5 3/4% Series A Senior Subordinated Notes Due 2002\*

- (d) (3) Form of Indenture between ARC and U.S. Bank National Association relating to 10% Series B Senior Subordinated Notes Due 2009\*
- (d) (4) Form of Warrant Agreement between ARC and U.S. Bank National Association
- (d) (5) Loan Agreement, dated as of August 14, 2002, between ARCPI Holdings, Inc., Health Care Property Investors, Inc. (incorporated by reference to ARC's Current Report on Form 8-K filed with the Commission on August 15, 2002)
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\* Previously filed.