Box 58

BOOK 8187 PAGE 184

This Instrument Prepared By:
Lee C. Dilworth
Harwell Martin & Stegall, P.C.
172 Second Avenue North
Nashville, TN 37219

Address New Owner:	Send Tax Bills To:	Map-Parcel Numbers
Edgefield Healthcare Limited Partnership 610 Gallatin Road Nashville, TN 37206	Same	Map 83-5, Parcels 94, 95, 96, 97, 117, 118, 119, 120, 121, 122, 129, 131, 135, 136, 137

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of Ten and No/100 ($10.00) Dollars and other good and valuable consideration, the receipt of all of which is hereby acknowledged, EDGEFIELD HOSPITAL, INC. (the "Grantor"), has bargained and by these presents does transfer and convey unto EDGEFIELD HEALTHCARE LIMITED PARTNERSHIP (the "Grantee"), its successors and assigns, a certain tract or parcel of land in Davidson County, Tennessee described in Exhibit "A" incorporated herein by reference (the "Real Property").

TO HAVE AND TO HOLD the Real Property, with the appurtenances, estate, title and interest to the Real Property belonging to the Grantee, its successors and assigns, forever. Grantor covenants with the Grantee that Grantor is lawfully seized and possessed of the Real Property in fee simple, has good right to convey it, and that the Real Property is unencumbered by action or through Grantor, except certain liens, encumbrances or other matters (the "Permitted Encumbrances") as herein set forth on Exhibit "B" incorporated herein by reference. Grantor further covenants and binds itself, its successors and representatives to warrant and

forever defend the title to the Real Property to the Grantee, its successors and assigns against the lawful claims of all persons, claiming the same by, through or under the Grantor, but not further or otherwise.

Executed this the 30th day of August, 1990.

EDGEFIELD HOSPITAL, INC.

By: H E Adams
Its: Vice President

WITNESS:

McKinley D. Moore

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, Joanne L. Sword of the state and county aforesaid, personally appeared Nilary E. Adams, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence and who, upon oath, acknowledged himself to be president (or other officer authorized to execute the instrument) of Edgefield Hospital, Inc., the within named bargainor, a corporation, and that he as such officer executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as Vice President.

Witness my hand and seal, at office in Nashville, Tennessee, this 30th day of August, 1990.

Joanne L. Sword
Notary Public

My Commission Expires:
9/16/91

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer or value of property (whichever is greater) is $2,470,000.00 . This is equal to or greater than the property would bring at a fair and voluntary sale.

H E Ladd III

Sworn and subscribed this 30th day of August, 1990.

Joanne A. Sund
Notary Public

My Commission Expires:

May 8, 1991

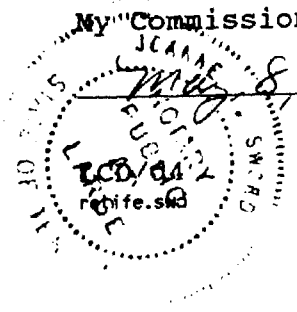


EXHIBIT A

LEGAL DESCRIPTION

PARCEL 1: A tract of land in the First Civil District of Davidson County, Tennessee, said tract being all of Lots 1, 2 and 3 on the Map of Baxter's Eastwood Plan, as of record in Plat Book 421, page 9, R.O.D.C., Tennessee, also said tract being all of Lots 2, 3, 4 and 5 on the Plan of Ruth B. Hawkins Home Place as of record in Plat Book 547, page 129, R.O.D.C., Tennessee, said tract also being portions of a 12 foot abandoned alley (No. 1007) to the rear of said lots and being closed by the Mayor and City Council of Nashville by Bill No. 58-287 and by Metropolitan County Council Bill No. 71-1403, and being more particularly described as follows:

Beginning at an existing iron pin at the intersection of the westerly margin of Gallatin Road, State Route 6, and the southerly margin of Eastland Avenue; thence with the margin of Gallatin Road, S 10 degrees 25 minutes W, a distance of 380.0 feet to an existing iron pin, a common corner between herein described and Thrid National Bank of Nashville, as of record in Deed Book 1580, page 351, R.O.D.C., Tennessee; thence leaving said margin on common line between herein and said bank property, N 79 degrees 33 minutes W, a distance of 162.0 feet to an X on concrete sidewalk in the westerly margin of aforesaid Alley No. 1007; thence with the margin of said alley, N 10 degrees 25 minutes E, a distance of 200.00 feet to a point and continuing in said alley, N 10 degrees 25 minutes E, a distance of 180.0 feet for a total of 380.0 feet to an iron pin set in the southerly margin of Eastland Avenue; thence with the same, S 79 degrees 33 minutes E, a distance of 162.0 feet to the point of beginning and containing 61,562 square feet or 1.41 acres, more or less.

PARCEL 3: A tract of land in the First Civil District of Davidson County, Tennessee, said tract being all of Lots 20, 21 and 22 on the Map of Baxter's Eastwood Place, as of record in Book 421, page 9, R.O.D.C., Tennessee, and being more particularly described as follows:

Beginning at an iron pin set at the intersection of the northerly margin on Eastland Avenue and the easterly margin of Bailey Street; thence with the easterly margin of Bailey Street, N 02 degrees 13 minutes W, 173.5 feet to an iron pin set at the intersection of easterly margin of Bailey Street and the southerly margin of a 12 foot alley (No. 1002); thence with the margin of alley (No. 1002) S 86 degrees 32 minutes E, 212.2 feet to an iron pin set at an edge of pavement, said iron pin being the northwesterly corner of the 602 Building Ltd. property as of record in Deed Book 4983, page 706, R. O. D. C., Tennessee; thence on common line between herein and said 602 Building, Ltd. property, S 10 degrees 56 minutes W 194.4 feet to an iron pin set on the northerly margin of Eastland Avenue; thence with the northerly margin of Eastland Avenue, N 79 degrees 33 minutes W, 171.0 feet to point of beginning and containing 34,935 square feet or 0.80 acres, more or less.

PARCEL 4: Being all of Lots Nos. 25, 26, 27 and 28 on the Plan of Baxter's Eastwood Place as of record in Book 421, page 9, Register's Office for Davidson County. This description includes the alley as shown on said Plat which was closed under Metropolitan Council Ordinance No. 71-1403. TO BE EXCLUED from the above is the West 12 feet of Lot No. 28 which shall be dedicated to the extension of the existing alley to Eastland Avenue.

PARCEL 5: Land in Davidson County, Tennessee, being Lot Nos. 6 and 7 on the map showing the subdivision of the Ruth B. Hawkins Home Place of record in Book 547, page 129, Register's Office for said County, to which plan reference is hereby made for a more complete description.

PARCEL 6: Land in Davidson County, Tennessee, Being Lot No. 8 and the easterly half of Lot No. 9 on the Map showing subdivision of Ruth B. Hawkin's Home Place, as of record in Book 547, page 129, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

PARCEL 7: Land in Davidson County, Tennessee, being Lot No. 29 on the Map of Baxter's Eastwood Place, as of record in Book 421, page 9, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete described.

PARCEL 8: Land in Davidson County, Tennessee, Being Lot No. 17 of Block E on the Plan of Eastwood Addition, as of record in Book 332, page 63, said Register's Office, to which reference is hereby made for a more complete description.

PARCEL 9: Land in Davidson County, Tennessee, being Lot No. 14 on Block F on the Plan showing a part of said Block F in Eastwood Addition, or Place, as of record in Book 332, page 63, said Register's Office, to which reference is hereby made for a more complete description.

PARCEL 10: Land in Davidson County, Tennessee, being part of Lot No. 15 of Block F on the Plan of E. T. Brown's Eastwood Addition, of record in Book 332, page 63, Register's Office for Davidson County, Tennessee, being all of Lot No. 15 of Block F on the revised plan of certain lots in Block F of record in Book 421, page 20, said Register's Office, to which plan reference is hereby made for a more complete descrition.

PARCEL 11: Land in Davidson County, Tennessee, being Lot No. 16 of Block F, except that part of said lot included in Eastland Avenue on the Plan of Eastwood Addition as of record in Book 332, page 63, Register's Office for said County, being that part of said lot shown on a plan of record in Book 421, page 20, said Register's Office, to which plan reference is hereby made for a more complete description.

PARCEL 12: Land in Davidson County, Tennessee, being Lot No. 17 of Block F except that part of said lot included in Eastland Avenue on the plan of Eastwood Addition, as of record in Book 332, page 63, Register's Office for said County, being that part of said Lot shown on a plan of record in Book 421, page 20, said Register's Office, to which reference is hereby made for a more complete description.

PARCEL 13: Land in Davidson County, Tennessee, being Lot No. 10 and the westerly 1/2 of Lot No. 9 on the map showing the subdivision of Ruth B. Hawkins Place of record in Book 547, page 129, Register's Office for Davidson County, Tenneessee, to which plan reference is hereby made for a more complete description.

PARCEL 14: Land in Davidson County, Tennessee, being Lot No. 11 and the easterly 1/2 of Lot No. 12 on the Plan of Ruth B. Hawkins Home Place as of record in Book 547, page 129, said Register's Office, to which reference is hereby made for a more complete description.

PARCEL 15: Land in Davidson County, Tennessee, being Lot No. 13 and the westerly half of Lot 12 on the Plan of Ruth B. Hawkins Home Place, as of record in Book 547, page 129, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Edgefield Hospital, Inc., by deed from Hospital Corporation of America of record in Book 7380, page 419, Register's Office for Davidson County, Tennessee.

EXHIBIT B

PERMITTED ENCUMBRANCES

1. Taxes for 1990, a lien but not yet due and payable.

2. Ground Lease Agreement dated December 12, 1975 by and between Hospital Corporation of America, a Tennessee corporation, Lessor and 602 Building, a limited partnership, with John W. Phillips as general partner, Lessee, of record in Book 4983, page 708, Register's Office for said County.

3. First Amendment to Ground Lease dated December 23, 1986 by and between Hospital Corporation of America, a Tennessee corporation and 602 Building, a limited partnership, with John W. Phillips as general partner, of record in Book 7087, page 178, Register's Office for said County.

4. The lessee's interest in said Lease was assigned by 602 Building, a limited partnership to Williamson Associates, a Tennessee general partnership by Assignment of Lessee's Interest in Lease dated December 29, 1986, from 602 Building, a limited partnership with John W. Phillips, general partner, by instrument of record in Book 7087, page 188, Register's Office for said County.

5. Deed of Trust and Security Agreement executed by Williamson Associates, a Tennessee general partnership whose sole general partners are John W. Phillips, Joe A. Hicks and Union Financial Corporation, a Tennessee corporation and executed by Hospital Corporation of America, of record in book 7250, page 73, Register's Office for Davidson County, Tennessee, to secure Gulf Life Insurance Company, a note dated May 27, 1987, for the sum of $3,250,000.00, payable as therein specified.

6. Ground Lease Agreement dated December 1, 1975 by and between 602 Building, a limited partnership, with John W. Phillips as general partner and Miller Clinic Association of record in Book 4983, page 725, Register's Office for said County, as subordinated to the deed of trust of record in Book 7250, page 73, said Register's Office, by Subordination, Attornment and Non-Disturbance Agreement of record in Book 7252, page 908, said Register's Office.

7. First Amendment to Ground Lease, not of record, dated January 1, 1978, by and between 602 Building, a limited partnership, with John W. Phillips as general partner and Miller Clinic Association.

8. Second Amendment to Ground Lease, not of record, dated June 15, 1982 by and between 602 Building, a limited partnership with John W. Phillips as general partner and Miller Medical Group, formerly Miller Clinic Association.

9. Third Amendment to Ground Lease, not of record, dated January 3, 1984, by and between 602 Building, a limited partnership, with John W. Phillips as general partner and Miller Medical Group, formerly, Miller Clinic Association.

10. Sublease Agreement not of record, dated May 1, 1984, by and between Miller Medical Group and Prudential Health Care Plan, Inc., as amended by First Amendment to Sublease Agreement dated May 26, 1987, not of record, executed between Miller Medical Group and Prudential Health Care Plan, Inc., as subordinated to the deed of trust of record in Book 7250, page 73, said Register's Office, by Subordination, Attornment and Non-Disturbance Agreement of record in Book 7252, page 915, Register's Office for said County.

11. Fourth Amendment to Ground Lease dated December 29, 1986, of record in Book 7087, page 182, Register's Office for said County, by and between 602 Building, a limited partnership with John W. Phillips as general partner, and Miller Medical Group.

12. Fifth Amendment to Ground Lease dated March 18, 1987 by and between Williamson Associates, and Miller Medical Group, of record in Book 7213, page 590, Register's Office for said County. The lessor's interest in said Lease was assigned by 602 Building, a limited partnership, to Williamson Associates, a Tennessee general partnership, by instrument of record in Book 7087, page 192, said Register's Office.

13. Assignment of Lessor's Interest in Lease dated May 27, 1987 by Williamson Associates, a Tennessee general partnership to Gulf Life Insurance Company of record in Book 7250, page 104, Register's Office for Davidson County, Tennessee.

14. Financing Statement filed under the Uniform Commercial Code by and between Williamson Associates (Debtor) and Gulf Life Insurance Company (Secured Party) filed under Reference No. D 30286 and Book 7250, page 116, Register's Office for Davidson County, Tennessee, and filed under Reference No. 438021 in the Office of the Secretary of State of the State of Tennessee.

15. Financing Statement filed under the Uniform Commercial Code by and between Hospital Corporation of America (Debtor) and Gulf Life Insurance Company (Secured Party) filed under Reference No. D 30285 and Book 7250, page 112, Register's Office for Davidson County, Tennessee and filed under

Reference No. 438020 in the Office of the Secretary of State of the State of Tennessee.

16. Easement as shown on a survey dated May 9, 1976, revised August 1, 1977 and further revised May 11, 1987 by Ragan-Smith, Murphy and Associates, Inc.

17. Terms and conditions of a Cross-Use Agreement of record in Book 5180, page 41, Register's Office for said County.

18. Landlord Waiver and Consent dated September 22, 1977, executed by Hospital Corporation of America in favor of S & H X-Ray Company of record at Book 5260, page 256, said Register's Office, and Mortgagee Waiver & Consent dated September 26, 1977, executed by Gulf Life Insurance Company of record in Book 5260, page 261, Register's Office for said County, waiving right to certain X-Ray equipment therein described.

19. Easement for utilities, installation, and maintenance as retained in Ordinance Nos. 58-287 and 71-1403, of record in Book 4522, page 475, and Book 4522, page 478, said Register's office.

20. Unrecorded lease agreement between Edgefield Hospital, Inc., lessor, and Miller Medical Group, lessee regarding Map 83-5 Parcel 137, 1025 Maxwell Avenue.

EEH/d4

54207

IDENTIFICATION REFERENCE

AUG 31 3 58 PM '90

5572 08/31 0101 03CHECK 8179.00

OFFICIAL RECEIPT

FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 8187 PAGE 193

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TAX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TAX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL

CAMT	2470.00
CON TX	8151.00
PRFEE	1.00
WDEED	27.00
TOTAL	8179.00
CHECK	8179.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 03 0001 5572

542207

IDENTIFICATION

AUG 31 3 58 PM '90

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TENN.

No. 351943