8x16

BOOK 8833 PAGE 746

This Instrument Prepared By:
BAKER, WORTHINGTON, CROSSLEY,
STANSBERRY & WOOLF
1700 Nashville City Center
511 Union Street
Post Office Box 2866
Nashville, Tennessee 37219
(615) 726-5600

WARRANTY DEED

Address New Owner(s) As Follows:	Send Tax Bills To:	Map & Parcel Nos.:
Baptist Hospital, Inc.	same	92-11-320
2000 Church Street		92-11-321
Nashville, Tennessee 37236		

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, and other good and valuable consideration, receipt of which is hereby acknowledged, SPIGEL-MCKAY-MAGEE JOINT VENTURE, a Tennessee joint venture ("Grantor"), has bargained and sold and does hereby transfer and convey unto BAPTIST HOSPITAL, INC., a Tennessee corporation ("Grantee"), its successors and assigns, a certain tract of land located in Davidson County, Tennessee and described as follows (the "Property"):

PARCEL 1:

BEING Lot No. 115 on the Map of Division "B," Murphy Land Company, of record in Book 161, page 126, Register's Office for said County.

SAID Lot fronts 50 feet on the easterly side of 21st Avenue North, and runs back between parallel lines, parallel to and 356 feet north of Murphy Avenue, 170 feet to an alley.

PARCEL 2:

BEING Lot No. 116 on Block No. 9 in Division "B," on the plan of Murphy Land Company's property, as of record in Book 161, page 126, Register's Office for said county. Said plan shows said property divided into blocks, but does not show the block subdivided into lots.

According to a printed copy of an unregistered plan subdividing said blocks into lots, said Lot No. 116 fronts 50 feet on the easterly side of 21st Avenue North, formerly Vanderbilt Avenue, and runs back between parallel lines, parallel with and 306 feet north of the northerly margin of Murphy Avenue, 170 feet to an alley.

Both parcels being the same property conveyed to Spigel-McKay-Magee Joint Venture by deed from G. Rhea Bucy, Trustee, of record in Book 8020, page 76, Register's Office for Davidson County, Tennessee.

This is improved property known as 342-344 21st Avenue North, Nashville, Tennessee 37203.

TO HAVE AND TO HOLD the Property, together with all the appurtenances and hereditaments thereunto belonging or in anywise appertaining, to the said Grantee, its successors and assigns, forever.

AND Grantor does hereby covenant with Grantee that it is lawfully seized and possessed of the Property in fee simple; that it has good right to sell and convey the same; and that the same is unencumbered, except for the following:

1. Real Property Taxes for 1993 and subsequent years, are liens which are not yet due and payable.

2. Easement Agreement for ingress and egress of record in Book 6714, page 786, said Register's Office.

3. Matters shown on the plan of record in Plat Book 161, page 126, said Register's Office.

AND Grantor does further covenant and bind itself, its successors and assigns, to warrant and forever defend the title to the Property against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed on this 5th day of January, 1993.

SPIGEL-MCKAY-MAGEE JOINT VENTURE

By: Stuart C. Spigel
Stuart C. Spigel

By: C McKay
Charles E. McKay, III

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $500,000.00.

AFFIANT

Subscribed and sworn to before me, this 5th day of January, 1993.

NOTARY PUBLIC

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My Commission Expires:
7/23/94

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, Rosemary Neely, a Notary Public of this county, Stuart C. Spigel, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be a joint venturer of Spigel-McKay-Magee Joint Venture, the within named bargainor, a joint venture, and that he as such joint venturer, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself as joint venturer.

WITNESS my hand, at office, this 5th day of January, 1993.

Rosemary Neely
NOTARY PUBLIC

My Commission Expires: 7/23/94

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, Rosemary Neely, a Notary Public of this county, Charles E. McKay, III, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be a joint venturer of Spigel-McKay-Magee Joint Venture, the within named bargainor, a joint venture, and that he as such joint venturer, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself as joint venturer.

WITNESS my hand, at office, this 5th day of January, 1993.

Rosemary Neely
NOTARY PUBLIC

My Commission Expires: 7/23/94

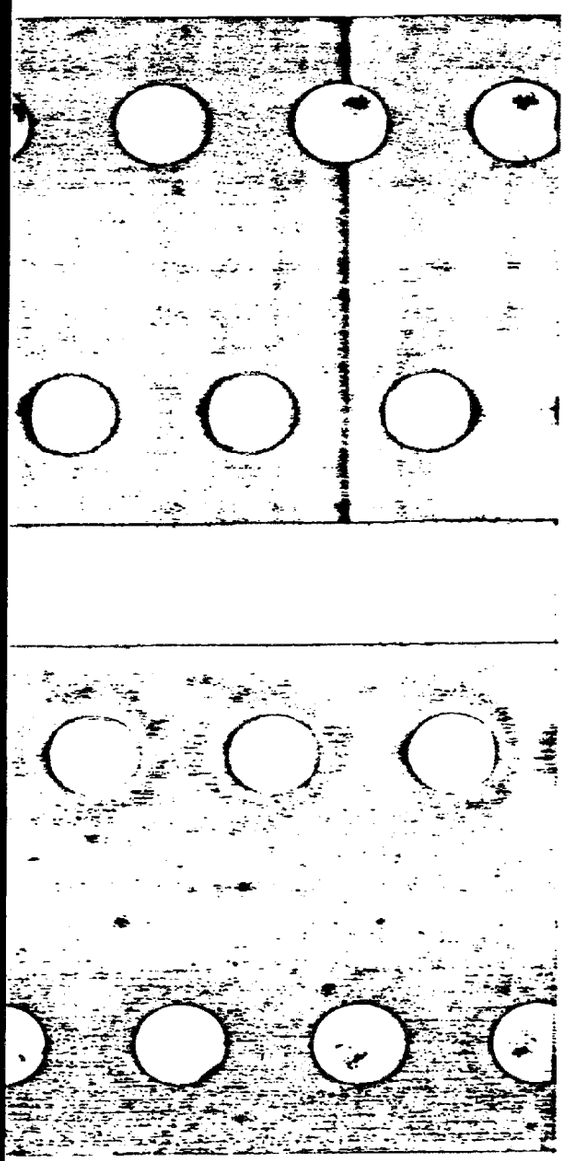
8 0 1: 5: 4:

IDENTIFICATION REFERENCE

JAN 6 10 30 AM '93

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

3130 01/06 0101 03CHECK 1863.00



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 8833 PAGE 749

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

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			CAMT	
				500000.00
			CON TX	1850.00
			PRFEE	1.00
			WDEED	12.00
			TOTAL	1863.00
			CHECK	1863.00
01/06/93	01		10:29 0001	3130

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

8 0 1 5 4

IDENTIFICATION REFERENCE

JAN 6 10 30 AM '93

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 607935