This instrument prepared by:
Sam D. Hodges, III
Grissim and Hodges, Attorneys
323 Union Street
Nashville, Tennessee 37201

Box 47

SPECIAL WARRANTY DEED

BOOK 9560 PG 141

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP/PARCEL NO.:
DIALYSIS CLINIC, INC. 1600 Hayes Street Suite 300 Nashville, TN 37203	Same	#92-12-371

FOR AND IN CONSIDERATION of the sum of TEN DOLLARS ($10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, SEVENTEENTH AND CHURCH DEVELOPERS, a Joint Venture (the "Grantor") has bargained and sold and by these presents does transfer and convey unto the said DIALYSIS CLINIC, INC., a Tennessee corporation (the "Grantee"), its successors, representatives and assigns, all of its right, title and interest in and to that certain land in Davidson County, State of Tennessee, being more particularly described as follows:

LAND in Davidson County, Tennessee, being Lot No. 41 thru 46, inclusive, on the plan of Boyd Home Tract, as shown on plat of record in Plat Book 21, page 39, in the Register's Office of Davidson County, Tennessee, and being more particularly described by metes and bounds as follows:

BEGINNING at a point situated in the southerly margin of Church Street, said point being the point of intersection of the easterly margin of Seventeenth Avenue North;

THENCE, along the southerly margin of Church Street, North 59 degrees 30' 06" East, a distance of 332.50 feet to a point;

THENCE, leaving the southerly margin of Church Street, South 30 degrees 29' 48" East, a distance of 172.05 feet to a point situated in the northerly margin of Metro Alley No. 379;

THENCE, along the northerly margin of Metro Alley No. 379, South 59 degrees 25' 30" West, a distance of 332.39 feet to a point situated in the easterly margin of Seventeenth Avenue North;

THENCE, along the easterly margin of Seventeenth Avenue North, North 30 degrees 32' 00" West, a distance of 172.50 feet to the point of beginning, and containing 1.31 acres of land more or less.

BEING the same property conveyed to Seventeenth and Church Developers, a Joint Venture, by deed of record in Book 8129, page 678, and Acknowledgement and Acceptance of Special Warranty Deed of record in Book 8319, page 402, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, its successors, representatives and assigns, forever. And Grantor does covenant with the said Grantee that it is lawfully

seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except as follows:

1. Easement Agreement of record in Book 7817, page 570, amended and restated in Book 8129, page 667, as amended by Book 8494, page 828, said Register's Office.

2. Survey No. 88242, dated September 17, 1991, revised October 29, 1991, and November 2, 1994, prepared by Dale and Associates, Surveyors, indicates the following:

   (a) Electric line and pole cross the easterly property line;

   (b) Sidewalk along northerly boundary.

3. Unrecorded Lease Agreements to:

   (a) Nashville Stationery Company, Incorporated;
   (b) Phillip M. Caple, Sr., M.D.; and
   (c) Healthcare Development Corp.

And Grantor does further covenant and bind itself, its successors, representatives and assigns to warrant and forever defend the title to the said land to the said Grantee, its successors, representatives and assigns, against the lawful claims of all persons claiming under Grantor, but not otherwise.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this the 29th day of December, 1994.

SEVENTEENTH AND CHURCH DEVELOPERS

BY: MMG WEST L.P., a Tennessee Limited Partnership, Joint Venturer

BY: _____
John W. Phillips, General Partner

BY: MILLER MEDICAL GROUP, P.C., Joint Venturer

BY: _____

Title: President

21677

IDENTIFICATION REFERENCE

7957 12.30 12:32 03CHECK 24063.00

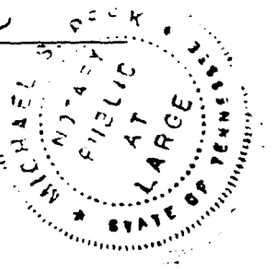
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public, John W. Phillips, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the General Partner of MMG West L.P., a Tennessee Limited Partnership, a Joint Venturer in SEVENTEENTH AND CHURCH DEVELOPERS, a Joint Venture, the maker, and is authorized by the maker to execute this instrument on behalf of the maker.

Witness my hand, at office, this 29th day of December, 1994.

Michael S Peek
NOTARY PUBLIC

My Commission Expires: July 25, 1998



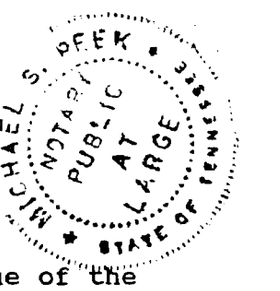
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public, J. David Bryant, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the President of Miller Medical Group, P.C., a professional corporation, a Joint Venturer in SEVENTEENTH AND CHURCH DEVELOPERS, a Joint Venture, the maker, and is authorized by the maker to execute this instrument on behalf of the maker.

Witness my hand, at office, this 29th day of December, 1994.

Michael S Peek
NOTARY PUBLIC

My Commission Expires: July 25, 1998



STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

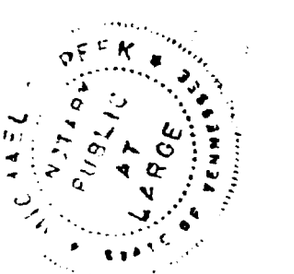
The actual consideration for this transfer, or value of the property, whichever is greater, is $6,500,000.00. This amount is equal to or greater than the amount the property would bring at a fair and voluntary sale.

James D. Lang
Affiant

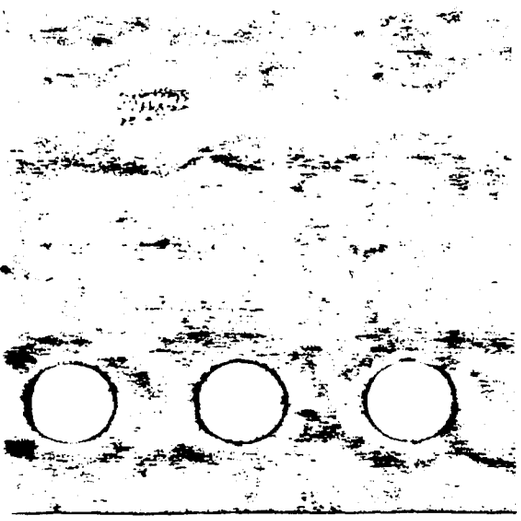
Subscribed and sworn before me this 29th day of December, 1994.

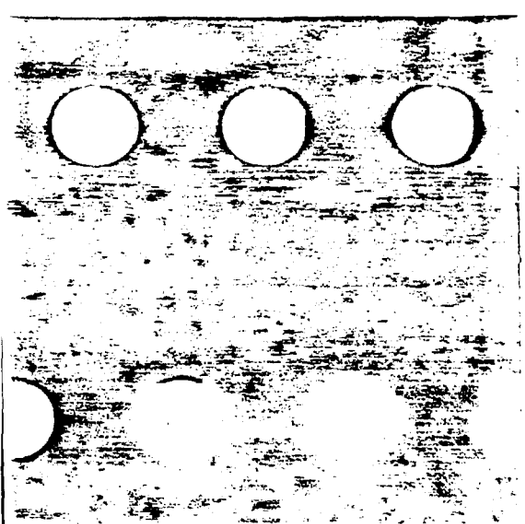
Michael S Peek
NOTARY PUBLIC

My Commission Expires: July 25, 1998



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

RECEIVED OF _____

FOR _____

BOOK 9560 PG 144

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
650 000.00
CON TX 2405C.00
PRFEE 1.00
WDEED 12.00
TOTAL 24063.00
CHECK 24063.00
12/30/94 01 13:15 0001 7969

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

21677
IDENTIF. # REFERENCE

DEC 30 PM 1:15

DAVIDSON COUNTY, TN.

No. 867854