This Instrument Prepared By:
BAKER, DONELSON, BEARMAN &
CALDWELL,
A Professional Corporation
1700 Nashville City Center
Post Office Box 190613
Nashville, Tennessee 37219

Address of New Owner:	Send Tax Bills To:	Map and Parcel:
First Security Bank of Utah, N.A., as Owner Trustee	Baptist Hospital, Inc.	Part of: 147-10 and 147-3-41
79 South Main St.	2000 Church Street	
Salt Lake City, Utah 84111.	Nashville, Tennessee 37236	

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, SGA DEVELOPMENT PARTNERSHIP, LTD., a Texas limited partnership (herein referred to as "Grantor") has this day bargained and sold and, by these presents, does hereby transfer and convey unto FIRST SECURITY BANK OF UTAH, N.A., a national banking association, not individually but solely as Owner Trustee under the Baptist Hospital 1995 Trust created under Trust Agreement dated as of March 30, 1995 (herein referred to as "Grantee"), its successors and assigns, forever, the tract or parcel of land described in **Exhibit A,** attached hereto and made a part hereof (the "Property"). This conveyance is made subject to all taxes and assessments with respect to the Property and all items specified in **Exhibit B** hereto (collectively, the "Permitted Exceptions")

TO HAVE AND TO HOLD the Property together with all the improvements thereon and the appurtenances thereunto belonging unto the said Grantee, its successors and assigns, in fee simple, forever.

GRANTOR COVENANTS with the said Grantee that it is lawfully seized and possessed of the Property and that it has a good and lawful right to sell and convey the same.

GRANTOR FURTHER COVENANTS with the said Grantee and binds itself, its successors and assigns, to warrant and forever defend the title to the Property to the said Grantee, its successors and assigns, against the lawful claims and demands of all persons claiming by, through or under Grantor but not otherwise, subject, however, to the Permitted Exceptions.

By acceptance and filing of this Special Warranty Deed, Grantee assumes all obligations for payment of any and all taxes with respect to the Property conveyed hereunder.

IN WITNESS WHEREOF, the undersigned, being the Grantor herein, has executed this instrument this 18th day of April, 1995.

GRANTOR:

SGA DEVELOPMENT PARTNERSHIP, LTD.

By: Wolverine Holding Company
a Texas corporation, its
general partner

By: _____

Title: VICE PRESIDENT

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, [illegible], a Notary Public for the state and county aforesaid, [illegible], with whom I am personally acquainted (or who proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the [illegible] of Wolverine Holding Company, a Texas corporation, the general partner of SGA Development Partnership, Ltd., a Texas limited partnership, the within named bargainor, and is authorized by the corporate general partner and the limited partnership to execute this instrument on its behalf.

WITNESS my hand and official seal at office this 18 day of April, 1995.

NOTARY PUBLIC

My Commission Expires:

3-2-96

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The actual consideration for the transfer or value of the property transferred, whichever is greater, is $3,582,512.92.

Gilbey Bright
AFFIANT

Sworn to and subscribed before me on this 18 day of April, 1995.

NOTARY PUBLIC

My Commission Expires:

3-11-95

EXHIBIT A

Legal Description

Property located in the 30th Councilmanic District of Nashville, Davidson County, Tennessee. Being known as Lot Seven on the final plat of the re-subdivision of Lot Six Harding Mall Village, as of record in Plat Book 7900, page 634 in the Register's Office for Davidson County, Tennessee, being more particularly described according to a survey prepared by Jimmy C. Yates of Wamble and Associates (Reg. Land Surveyor No. 1597), dated December 1, 1994, as follows:

Beginning at an iron rod set on the northern right of way of Harding Place said point being the southeast corner of the herein described Lot Seven, said iron rod also being the southwest corner of Harding Place Office Park as of record in Plat Book 5190, page 631, said Register's Office; thence, following said northern right of way north 87 degrees 06 minutes 49 seconds west 256.29 feet to an existing iron rod, said iron rod being the southwest corner of herein described Lot Seven and the southeast corner of Lot Six Harding Mall Village; thence, following the common line between said Lot Six and Lot Seven North 00 degrees 30 minutes 15 seconds west 173.85 feet to an existing iron rod, said iron rod being the northwest corner of herein described Lot Seven and the northeast corner of said Lot Six, said iron rod also being on the south line of Lot Four, Herbert Heights - Section Two, as of record in Plat Book 3500, page 83, said Register's Office; thence, following said south line north 81 degrees 36 minutes 55 seconds east 263.94 feet to an iron rod set, said iron rod being the northeast corner of the herein described Lot Seven, said iron rod also being the southeast corner of Lot Three on the aforementioned Herbert Heights - Section Two, said iron rod also being on the west line of the aforementioned Harding Place Office Park; thence, following said west line south 11 degrees 42 minutes 29 seconds west 70.47 feet to an iron rod set; thence, continuing with said west line south 03 degrees 58 minutes 49 seconds east 151.99 feet to an iron rod set; thence, continuing with said west line south 01 degrees 33 minutes 51 seconds east 4.62 feet to the point of beginning. Containing 50,144 square feet or 1.15 acres.

Together with (i) a perpetual, nonexclusive easement for vehicular and pedestrian ingress and egress over and across a portion of Lot 6 on the Final Plat of the Re-subdivision of Lot 6, Harding Mall Village, of record in Book 7900, Page 634, said Register's Office, being that portion of said Lot 6 as is cross-hatched thereon and is designated as a cross access easement in Note 11 of said plat and (ii) a perpetual, nonexclusive easement and right-of-way for vehicular and pedestrian ingress and egress upon certain portions of the Harding Place Office Park Property, as granted and designated in that certain Cross-Access Easements, Slope Easement and Release Agreement of record in Book 9148, page 965, said Register's Office.

Being the same property conveyed to SGA Development Partnership, Ltd. as of record in Deed Book 9541, page 784, in the Register's Office for Davidson County, Tennessee.

EXHIBIT B
PERMITTED EXCEPTIONS

BOOK 9648 PG 121

1. Reservation of easement contained in Warranty Deed of record in Book 9163, page 372, Register's Office of Davidson County, Tennessee.

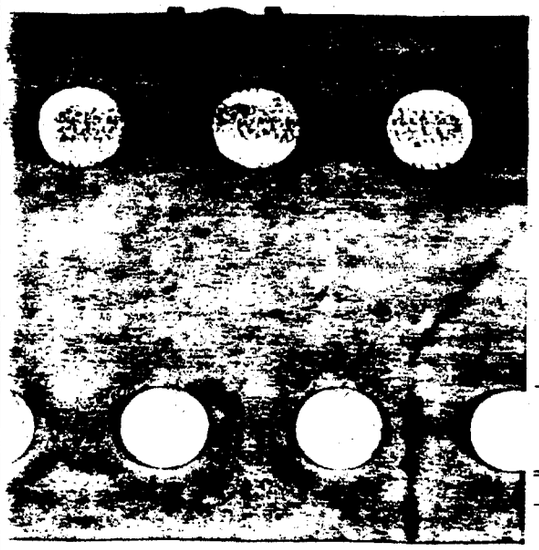
2. Matters shown on the Plan of record in Book 7900, page 634, said Register's Office.

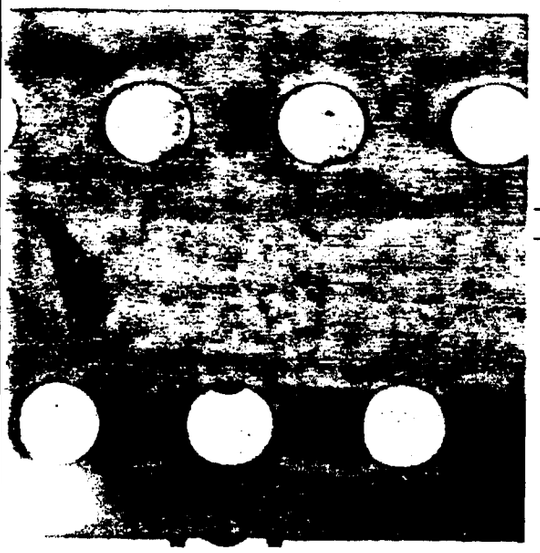
3. Cross Access Easement, Slope Easement and Release Agreement of record in Book 9148, page 965, said Register's Office.

4. Deed of Declaration of record in Book 4761, page 42, said Register's Office.

526314

IDENTIF. & REFERENCE





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

RECEIVED OF _____

FOR _____

BOOK 9648 PG 122

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
3582512.92
CON TX 13255.25
PRFEE 1.00
MTGE 20.00
TOTAL 13276.25
CHECK 13276.25

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

04/13/95 01 10:51 0001 1974

52634
IDENTIF. + REFERENCE

95 APR 18 AM 10:51
REGISTER
DAVIDSON COUNTY, TN.

No. 901450