Box 37
L

Address New Owner:	Send Tax Bills to:	Tax Parcel Numbers
First Security Bank of Utah, N.A. 79 South Main Street ~~Bank of Utah, N.A.~~ Salt Lake City, UT 84111 Attn: Mr. Val Orton	Baptist Hospital, Inc. 2000 Church Street Nashville, TN 37236 Attn: Calvin R. Mackay	174-174
This instrument prepared by: Boult, Cummings, Conners & Berry (RGJ) P.O. Box 198062, Nashville, Tennessee 37219		

SPECIAL WARRANTY DEED BOOK 9663 PG 235

FOR VALUABLE CONSIDERATION, the receipt and sufficiency of which are acknowledged, MMG South, L.P. ("Grantor"), a Tennessee limited partnership, has bargained and sold, and hereby transfers and conveys to First Security Bank of Utah, N.A. ("Grantee"), a national banking association, not individually but solely as Owner Trustee under the Baptist Hospital 1995 Trust created under a Trust Agreement dated as of March 30, 1995, its successors and assigns, certain land in Davidson County, Tennessee, being more particularly described in Exhibit A attached hereto and incorporated herein by reference (the "Property").

TO HAVE AND TO HOLD the Property with all appurtenances, estate, title, and interest thereto belonging to Grantee, its successors and and assigns, forever.

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject to the following:

STATE OF Tennessee
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $2,400,000.00.

Kenneth C. Egger
Affiant

Subscribed and sworn to before me this 3rd day of May, 1995.

Deborah K. Hays
Notary Public
My Commission Expires: 3-21-98

NOTARY PUBLIC

1. Real estate taxes for the current year, which have been prorated between the parties and assumed by Grantee.

2. Covenants, conditions, restrictions, easements, liens for assessments, options, powers of attorney, and limitations on title set forth in restrictions recorded in Book 7963, Page 145, as re-recorded in Book 7966, Page 60, and as amended in Book 8085, page 402, and in any allied instrument(s) referred to in said restrictions.

3. All matters shown on Plat recorded in Book 7900, Page 229.

4. Rights of Others in and to 24 foot ingress egress easement as set forth in Bookk 8075, Page 890.

5. Easements as reserved in Book 8075, Page 883.

Grantor covenants with Grantee that the Property is free and clear of all encumbrances made by Grantor, except as set forth herein.

Grantor further covenants to warrant and forever defend the title to the Property to Grantee, its successors and assigns, against the lawful claims of all persons claiming by through or under Grantor.

This is improved property, known as 5801 Crossing Boulevard, Nashville, Tennessee.

BOOK 9663 PG 237

Executed this 28th day of April, 1995.

MMG SOUTH, L.P.

By: _____
John W. Phillips, its sole general partner

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, Ann G. Ayars, 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 sole general partner of MMG South, L.P., a limited partnership, and is authorized to execute this instrument on behalf of MMG South, L.P.

WITNESS my hand, at office, this 28th day of April, 1995.

Ann G. Ayars
Notary Public

My Commission Expires: July 25, 1998

BOOK 9663 PG 235

EXHIBIT A

TRACT I:

LAND in Davidson County, Tennessee, being Lot No. 1, on the Plan of Revised Section Two, The Crossings at Hickory Hollow, as shown on plat of record in Plat Book 7900, page 229, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

TRACT II:

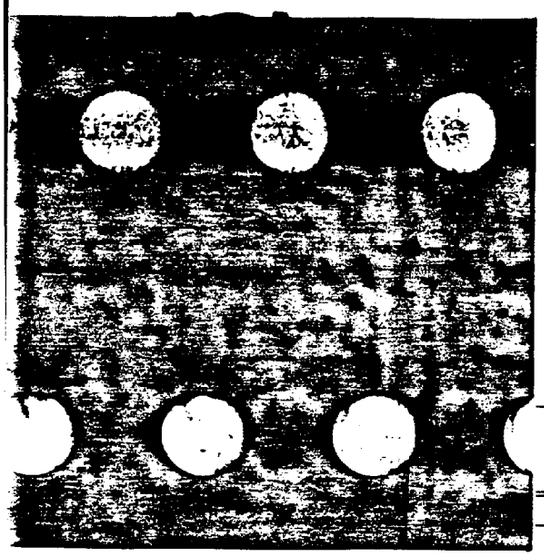
RIGHTS of Insured in and to 24' Easement Agreement for ingress egress as set forth in Book 8075, page 890, Register's Office for Davidson County, Tennessee.

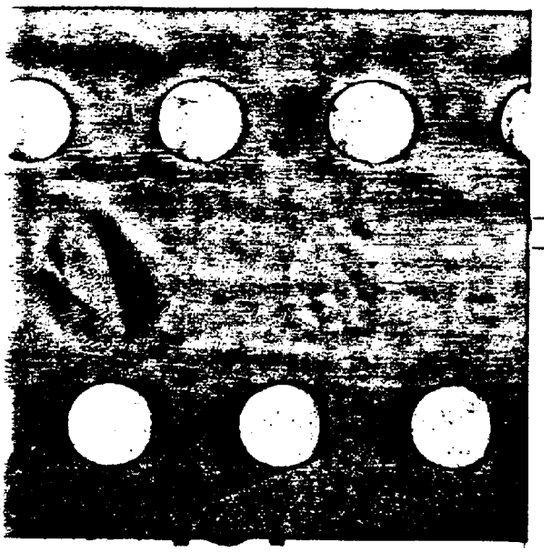
BEING the same property conveyed to MMG South, L.P., a Tennessee limited partnership, by Deed of record in Book 8075, page 883, Register's Office for Davidson County, Tennessee.

[illegible] 3897.00

57485
IDENTIFICATION REFERENCE

95 MAY -3 PM 2:37
FELIX [illegible] REGISTER
DAVIDSON COUNTY, TN.





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

RECEIVED OF _____

FOR _____

BOOK 9663 PG 239

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	2400000.00
CON TX	8880.00
PRFEE	1.00
WDEED	16.00
TOTAL	8897.00
CHECK	8897.00

05/03/95 01 14:42 0001 7352

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

57485
IDENTIF. & REFERENCE

95 MAY -3 PM 2:37
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 906770