BOOK 9663 PG 240

Box 37
LL

Address New Owner:	Send Tax Bills to:	Tax Parcel Numbers
First Security Bank of Utah, N.A. 79 South Main Street Salt Lake City, Utah 84111 Attn: Mr. Val Orton	Baptist Hospital, Inc. 2000 Church Street Nashville, Tennessee 37236 Attn: Calvin R. MacKay	26-146
This instrument prepared by: Boult, Cummings, Conners & Berry (RGJ) P.O. Box 198062, Nashville, Tennessee 37219		

SPECIAL WARRANTY DEED

FOR VALUABLE CONSIDERATION, the receipt and sufficiency of which are acknowledged, MMG North, 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 assigns, forever.

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

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

STATE OF Tennessee
COUNTY OF Davidson

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

Kenneth P. Egloff
Affiant

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

Deborah K. Hayes
Notary Public
My Commission Expires: 3-27-98

2. Covenants, conditions, restrictions, easements, liens for assessments, options, powers of attorney, and limitations on title set forth in restrictions recorded in Book 7278, Page 672, and in any allied instrument(s) referred to in said restrictions.

3. All matters shown on Plat recorded in Book 7900, Page 68.

4. Easement for Slope of record in Book 8045, Page 798.

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 740 Conference Drive, Goodlettsville, Tennessee.

Executed this 27th day of ~~May~~ April, 1995.

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MMG North, L.P.

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

STATE OF TENNESSEE)
COUNTY OF Davidson)

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared John W. Phillips, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged himself to be sole general partner of MMG North, L.P., the within named bargainor, a limited partnership, and that he as such sole general partner, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the limited partnership by himself as sole general partner.

Witness my hand and seal, at office in Nashville, Tennessee, this the 28th day of April, 1995.

_____
NOTARY PUBLIC

My Commission Expires: July 25, 1998

EXHIBIT A

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TRACT I:

LAND in Davidson County, Tennessee, being Lot No. 6, on the Plan of Resubdivision of Lot No. 1, Northchase at Rivergate, as shown on plat of record in Plat Book 7900, page 68, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

TRACT II:

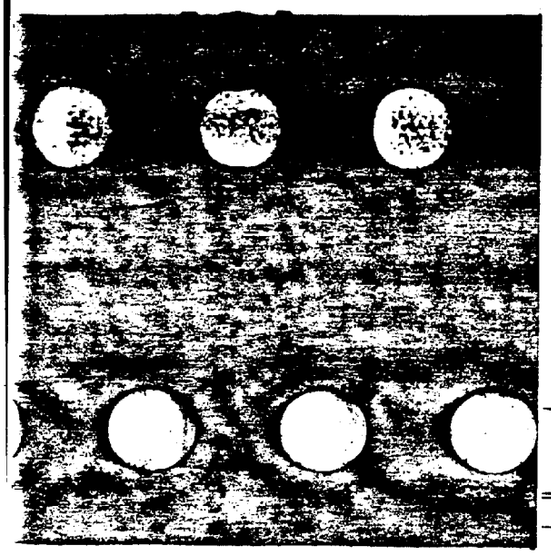
ALSO all rights of MMG North, L.P., in appurtenant Slope Easement as recorded in Book 8045, page 798, Register's Office for Davidson County, Tennessee.

BEING the same property conveyed to MMG North, L.P., a Tennessee Limited Partnership, by Deed of record in Book 8045, page 794, Register's Office for Davidson County, Tennessee.

7303 15:03 2121 03D-MEDK 8897.00

57486
IDENTIF. ↑ REFERENCE

95 MAY -3 PM 2:38
FELIX A. [illegible] REGISTER
DAVIDSON COUNTY, TN.



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

RECEIVED OF _____

FOR _____ BOOK 9663 PG 244

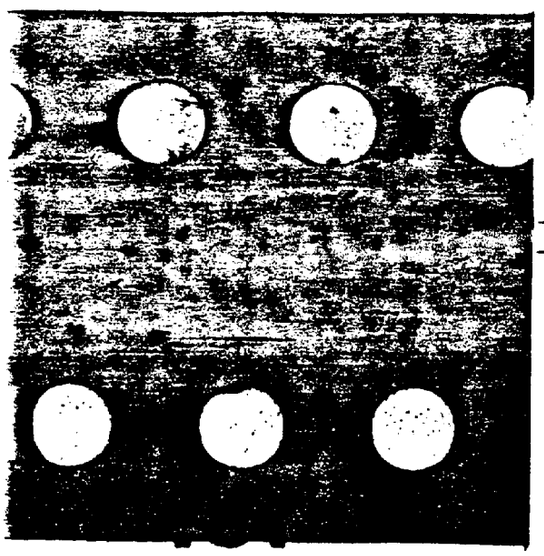
CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

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

05/03/95 01 14:43 0001 7353

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



57486
IDENTIF. # REFERENCE

95 MAY -3 PM 2:38
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 906771