FROM: Lowe's Home Centers, Inc.

THIS INSTRUMENT PREPARED BY:
C. MARK CARVER, ESQ.
FARRIS WARFIELD & KANADAY
SUITE 1900
424 CHURCH STREET
NASHVILLE, TN 37219

TO: First Security Bank of Utah, N.A., as Owner Trustee

Address New Owner:	Send Tax Bills To:	Map -- Tax Parcel No.
First Security Bank of Utah, N.A., as Owner Trustee 79 South Main Street Salt Lake City, Utah 84111	Baptist Hospital, Inc. 2000 Church Street Nashville, TN 37236	Part of 75-162.00

STATE OF Tennessee
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $352,836.00.

C. Mark Carver
Affiant

Subscribed and sworn to before me, this the 18th day of May, 1995.

Nina Miller
Notary Public

My Comm. Expires: 1-20-99

NINA MILLER NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Three Hundred Fifty-Two Thousand Eight Hundred Thirty-Six Dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Lowe's Home Centers, Inc.** (hereinafter called the "GRANTOR"), has bargained and sold, and by these presents does 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 (hereinafter called the "GRANTEE"), GRANTEE's successors and assigns, all of GRANTOR's interest in a certain tract or parcel of land in Davidson County, State of

Tennessee, described on Exhibit A attached hereto and incorporated herein subject to the permitted exceptions set forth in said Exhibit A.

TO HAVE AND TO HOLD the said real property together with all appurtenances and hereditaments thereunto belonging or in any wise appertaining to GRANTEE, GRANTEE's heirs, successors and assigns, forever.

GRANTOR further covenants and binds itself, its representatives, successors and assigns to warrant specially and forever defend the title to said real estate to GRANTEE, its successors and assigns, against the lawful claims of all persons claiming through and under GRANTOR (other than claims arising out of the matters set forth on Exhibit A), but not further or otherwise. Wherever 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 caused this Special Warranty Deed to be executed effective as of the 15th day of May, 1995.

GRANTOR:

LOWE'S HOME CENTERS, INC.

BY: Harry B Underwood ADM
Harry B. Underwood II

TITLE: Senior Vice President

STATE OF NORTH CAROLINA)
COUNTY OF WILKES)

Before me, Glor. A T. Hinshaw, a Notary Public of said County and State, personally appeared Harry B. Underwood II, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be Senior Vice President of Lowe's Home Centers, Inc., the within named bargainor, a corporation, and that he as such Senior Vice President executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself as Senior Vice President.

Witness my hand and seal, at Office in Wilkes County, North Carolina, this 15th day of May, 1995.

Gloria T. Hinshaw
Notary Public

My Commission Expires: June 2, 1998



EXHIBIT A

PROPERTY DESCRIPTION

Land in Davidson County, Tennessee, being Lot No. 2 on the Final Subdivision Plat for the Resubdivision of the Lowe's Home Centers Tract, of record in Book 7900, page 433, Register's Office for Davidson County, Tennessee, consisting of 2.6 acres.

Being the same property conveyed to Lowe's Home Centers, Inc. by deed from Resolution Trust Corporation, Conservator for Metropolitan Federal Savings and Loan Association, F.A., of record in Book 8535, page 34, Register's Office for Davidson County, Tennessee.

The above-referenced property is conveyed subject to the permitted exceptions set forth below:

1. Metropolitan Government for Nashville and Davidson County taxes for 1995, a lien but not yet due and payable.

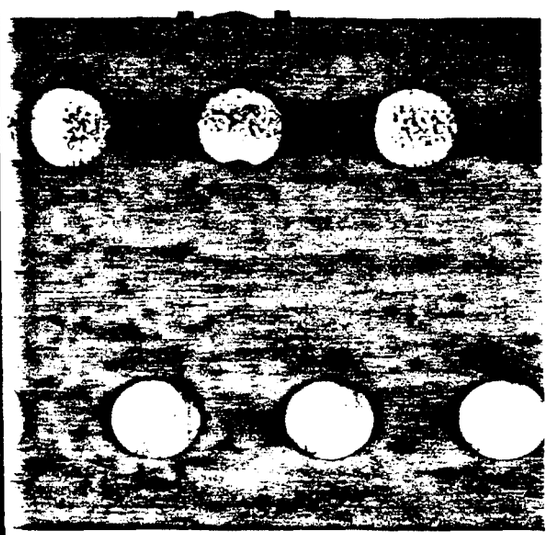
2. Declaration of Restrictive Covenants and Easement Agreements of record in Book 8733, page 233, said Register's Office.

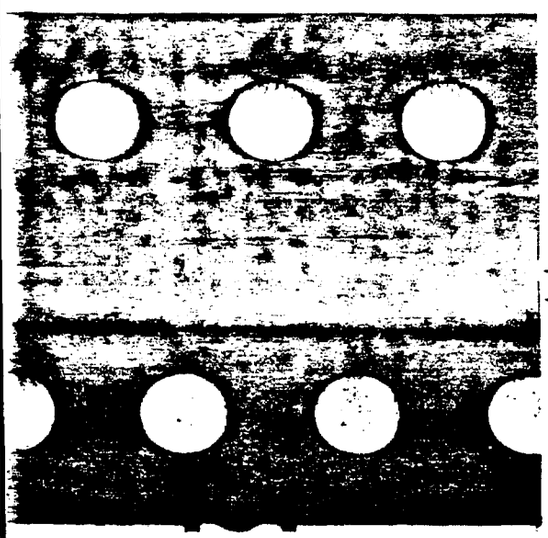
3. Matters shown on the Final Subdivision Plat for the Resubdivision of the Lowe's Home Centers Tract, of record in Book 7900, page 433, said Register's Office.

4. Storm Water Detention Agreement of record in Book 8557, page 775, said Register's Office.

5. All other instruments or other matters of record affecting the property of record in said Register's Office.

0062190
IDENTIF. → REFERENCE
95 MAY 18 PM 3:40
FELIX ... REGISTER
DAVIDSON COUNTY, TN.
2569 05/18 0101 03CHECK 1322.36





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

RECEIVED OF _____

FOR _____

BOOK 9675 PG 949

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
352836.00
CON TX 1305.36
PRFEE 1.00
WDEED 16.00
TOTAL 1322.36
CHECK 1322.36
05/18/95 01 15:42 0001 2569

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

00621 90
IDENTIF. ↑ REFERENCE

95 MAY 18 PM 3:40
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 911922