Box 49 (1)

BOOK 9931 PG 908

THIS INSTRUMENT PREPARED BY:
BASS, BERRY & SIMS
2700 First American Center
Nashville, Tennessee 37238

SPECIAL WARRANTY DEED

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
USP Nashville Limited Partnership 25200 Telegraph Road Suite 415 Southfield, MI 48034	Same	107-150

FOR AND IN CONSIDERATION OF THE SUM OF TEN ($10.00) DOLLARS, and other good and valuable consideration, receipt of all of which is hereby acknowledged, ROYAL PARK INVESTMENTS, L.P., a Tennessee limited partnership ("Grantor"), has this day bargained and sold, and does hereby transfer and convey unto USP NASHVILLE LIMITED PARTNERSHIP, a Michigan lmited partnership ("Grantee"), certain real property in Davidson County, Tennessee, described as follows:

Being Lot No. 11 as shown on the Final Plat of Lot No. 11 - Royal Park Business Center, as of record in Plat Book 8250, page 458, Register's Office for Davidson County, Tennessee.

Being part of the property conveyed to Grantor by deed of record in Book 8499, page 681, said Register's Office.

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

GRANTOR covenants and binds itself and its successors 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.

IN WITNESS WHEREOF, Grantor executed this instrument on this 26 day of January, 1996.

ROYAL PARK INVESTMENTS, L.P.

By: Royal Park Properties, Inc.,
Its sole general partner

By: S. J. Moore secretary
S. Joseph Moore, Secretary

95-29111 GTK

BOOK 9931 PG 909

STATE OF TENNESSEE)

COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public, S. Joseph Moore, with whom I am personally acquainted, who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the secretary of Royal Park Properties, Inc., a corporation that is general partner of Royal Park Investments, L.P., a limited partnership, and is authorized by the limited partnership to execute this instrument on behalf of the limited partnership.

WITNESS my hand, at office, this 26th day of January, 1996.

Notary Public

My Commission Expires:

January 2, 1999

STATE OF Tennessee)

COUNTY OF Davidson)

The actual consideration or value (whichever is greater) for this transfer is $4,700,000.

S. Joseph Moore secretary
Affiant

Subscribed and sworn to before me, this 26th day of January, 1996.

Notary Public

My Commission Expires:

January 2, 1999

BOOK 9931PG910

EXHIBIT A

1. Applicable building and zoning laws.

2. Matters shown on the survey 95-094 prepared by Ragan-Smith-Associates, Inc. dated December 14, 1995.

3. Taxes for 1996 and thereafter, a lien not yet due and payable.

4. United States Postal Service Lease dated April 28, 1995 and accepted on May 9, 1995.

5. All matters shown on the plat of record in Plat Book 8250, page 458, Register's Office for Davidson County, Tennessee.

6. Deeds of conveyance for water and/or sewer distribution system of record in Book 9523, pages 119, 124, 144, and 148, said Register's Office.

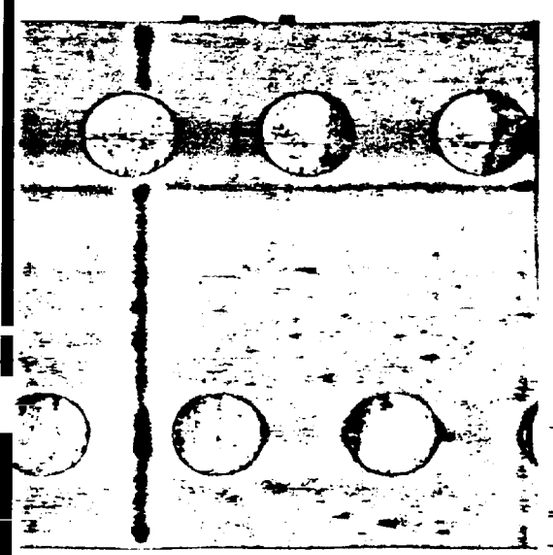
7. Restrictions of record in Book 9734, page 922, said Register's Office, and in any allied instruments referred to in said restrictions.

96 JAN 30 PM 3:19
FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN.

414069

0145471
IDENTIF. & REFERENCE

2769 01/30 0101 03CHECK 17403.00



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

RECEIVED OF _____

FOR _____

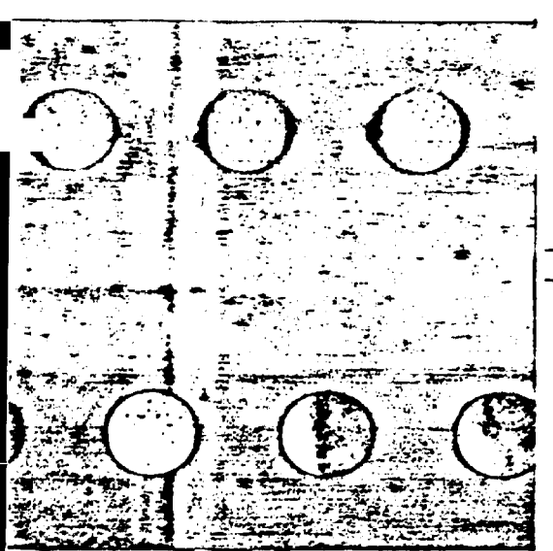
BOOK 9931 PG 911

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
4700000.00
CON TX 17390.00
PRFEE 1.00
WDEED 12.00
TOTAL 17403.00
CHECK 17403.00
01/30/96 01 15:20 0001 2769

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



01454711
IDENTIF. # REFERENCE

96 JAN 30 PM 3:19
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1001019