23

This Instrument Prepared By:
BAKER, DONELSON, BEARMAN & CALDWELL
A Professional Corporation
1700 Nashville City Center
511 Union Street
Nashville, Tennessee 37219
(615) 726-5600

LIMITED WARRANTY DEED

Address New Owner as Follows:	Send Tax Bills To:
Baptist Hospital, Inc.	Same
2000 Church Street	
Nashville, Tennessee 37236	
Map & Parcel No.: 92-12-283 and 92-12-271	

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, and other good and valuable consideration, receipt of which is hereby acknowledged, RONALD C. CATE, M.D. and SUNTRUST BANK, NASHVILLE, N.A., Personal Representative of the Estate of Clyde Alley, Jr., M.D. (being one and the same as Dr. Clyde Alley, Jr. and Jesse Clyde Alley, Jr. ("Grantors"), have bargained and sold and do hereby transfer and convey unto BAPTIST HOSPITAL, INC., a Tennessee not-for-profit corporation ("Grantee"), its successors and assigns, certain tracts of land located in Davidson County, Tennessee and described as follows (the "Property"):

Tract I:

Land in Davidson County, Tennessee, being Lot No. 6 on the Plan of Murphy Land Company Division "A", being a subdivision of Lots 260 and 261 of the Boyd Home Tract, as of record in Book 161, page 113, said Register's Office.

Said lot fronts 49.8 feet on the north side of Church Street as widened by City Ordinance No. 179 as shown in Minute Book 1, page 475 of the Office of the City Clerk for the City of Nashville, and runs back northerly from the north margin of said street as widened, 166 feet more or less to an alley.

Tract II:

Land in Davidson County, Tennessee, being Lot No. 11 on the plan of the Murphy Land Company as of record in Book 161, page 113, said Register's Office, and described as follows:

Beginning at a point in the southerly margin of State Street 249.5 feet east from Boyd Avenue; thence southwardly parallel with Boyd Avenue, 170.5 feet to a 15-foot alley; thence eastwardly with said alley, 49.8 feet; thence northwardly 170.5 feet to State Street; thence westwardly with the southerly margin of State Street 49.9 feet to the beginning.

Being the same property conveyed to Church Street Building Partnership by Quitclaim Deed from Dr. Clyde Alley, Jr. (being one and the same as Jesse Clyde Alley, Jr.) and wife Delores S. Alley of record in Book 7093, page 995, said Register's Office. By Deed of Correction executed by Clyde Alley, Jr., M.D., Delores S. Alley, Church Street Building Partnership and Ronald C. Cate, M.D., of record in Book 9964, page 889, said Register's Office, the conveyance of the Property to Church Street Building Partnership was rescinded and a one-half interest in the Property was conveyed by Clyde Alley, Jr., M.D. to Ronald C. Cate, M.D. By Quitclaim Deed of Correction from SunTrust Bank, Nashville, N.A., Personal Representative of the Estate of Clyde Alley, Jr., M.D., deceased, of record in Book 9964, page 893, said Register's Office, a one-half (1/2) undivided interest in the Property was conveyed to Ronald C. Cate, M.D., said Quitclaim Deed of Correction being delivered to provide a legal description of the Property.

This is improved property known as 1914 Church Street and 1913 State Street, Nashville, Tennessee.

TO HAVE AND TO HOLD the Property, together with all the appurtenances and hereditaments thereunto belonging or in anywise appertaining, to the said Grantee, his successors and assigns, forever.

AND Grantors dos hereby covenant with Grantee that they are lawfully seized and possessed of the Property in fee simple; that they have good right to sell and convey the same; and that the same is unencumbered, except for 1996 real property taxes and except for encumbrances which were not created by Grantors or suffered or incurred by Grantors.

AND Grantors do further covenant and bind themselves, their heirs, successors and assigns, to warrant and forever defend the title to the Property against the lawful claims of all persons claiming by, through or under Grantors, but no further or otherwise.

IN WITNESS WHEREOF, the Grantors have caused this instrument to be executed on this 29th day of February, 1996.

Ronald C. Cate, M.D.

SunTrust Bank, Nashville, N.A., Personal Representative of Dr. Clyde Alley, Jr., deceased

By: Barbara Bechtold UP&TO
Barbara Bechtold
Vice President and Trust Officer

BOOK 9964 PG 900

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $510,000.00.

AFFIANT

Subscribed and sworn to before me, this 29th day of February, 1996.

NOTARY PUBLIC

My Commission Expires: 5/24/97

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, Rhonda W Swanson, a Notary Public in and for said County and State, Ronald C. Cate, M.D., with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 29th day of February, 1996.

NOTARY PUBLIC

My Commission Expires: 5/24/97

BOOK 9964 PG 901

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, Rhonda W Swanson, a Notary Public in and for said County and State, Barbara Bechtold, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the Vice President and Trust Officer of SunTrust Bank, Nashville, N.A., a national banking association, the Personal Representative of Dr. Clyde Alley, Jr., deceased, the Grantor of the foregoing instrument, and is authorized by the Personal Representative to execute this instrument on behalf of the Personal Representative, the Personal Representative being authorized to execute this instrument on behalf of the Grantor.

WITNESS my hand, at office, this 29th day of February, 1996.

Rhonda W Swanson
NOTARY PUBLIC

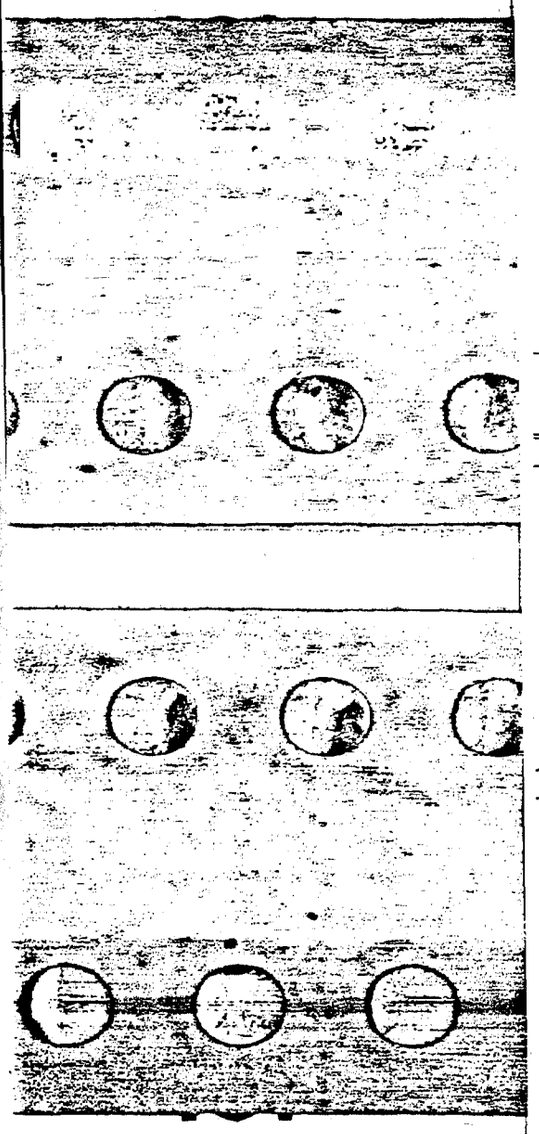
My Commission Expires: 5/24/97

0155804
IDENTIF. & REFERENCE

96 MAR -1 PM 4:06
FELIX Z. LASSITER, REGISTER
DAVIDSON COUNTY, TN.

3770 03/01 0101 03CHECK 1908.00

N KPE189009 V1



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

RECEIVED OF _____

FOR _____

BOOK 9964 PG 902

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	
				510000.00
			CON TX	1887.00
			PRFEE	1.00
			WDEED	20.00
			TOTAL	1908.00
			CHECK	1908.00
03/01/96	01		16:08 0001	3770

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0155804
IDENTIF. ↑ REFERENCE

96 MAR -1 PM 4:06
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1011896