This Instrument Prepared By:
BAKER, DONELSON, BEARMAN &
CALDWELL,
A Professional Corporation
1700 Nashville City Center
Post Office Box 190613
511 Union Street
Nashville, Tennessee 37219

RBW 10101 PG 537

WARRANTY DEED

Address New Owner as Follows:	Send Tax Bills To:
Dean Reardon and wife, Beth Reardon	Same
135 Donelson Pike	2211 Jackson Downs Blvd.
Nashville, Tennessee 37214	Nashville, tN 37214
Map & Parcel Numbers: 85-81	Field Book No. 3DZ86449

FOR AND IN CONSIDERATION of Ten Dollars ($10.00) and other good and valuable consideration, receipt of which is hereby acknowledged, BAPTIST HEALTHCARE GROUP, a Tennessee not-for-profit corporation ("Grantor") has bargained and sold and does hereby transfer and convey unto DEAN REARDON and wife, BETH REARDON, their heirs, successors and assigns ("Grantees"), a certain tract or parcel of land located in Davidson County, Tennessee and described as follows (the "Property"):

> Land in Davidson County, Tennessee, being Lot No. 1 on the Plan of Section Two, Jackson Downs, as of record in Plat Book 6200, page 926, Register's Office for said County and more particularly described as follows:
>
> Beginning at a point in the easterly margin of Jackson Downs Boulevard as widened, said point being southeasterly 255 feet from the southerly margin of Lebanon Pike;
>
> Thence, leaving said margin of Jackson Downs Boulevard, North 51° 51' 16" East, 124.00 feet to a point;
>
> Thence, at right angles South 38° 08' 44" East, 48.71 feet to a point;
>
> Thence, South 29° 02' 03" East, 105.76 feet to a point;
>
> Thence, at right angles South 60° 57' 57" West, 99.86 feet to a concrete monument;
>
> Thence, in a westerly direction with a curve to the right, 40.06 feet to a concrete monument in the easterly margin of said Jackson Downs Boulevard, said curve having a radius of 25.00 feet, central angle of 91° 49' 04", a tangent distance of 25.81 feet, and a chord of North 73° 07' 38" West, 35.91 feet;

Thence, with said margin in a northwesterly direction with a curve to the left 108.67 feet to the point of beginning, said curve having a radius of 675.00 feet, a central angle of 09° 13' 27", a tangent distance of 54.45 feet, and a chord of North 31° 49' 52" West, 108.55 feet;

Containing 17,920 square feet or 0.41 acre.

Being the same property conveyed to Baptist Healthcare Group a Tennessee not-for-profit corporation, by deed from Steven R. Kinney and wife, Flora S. Kinney, of record in Book 9344, page 282, Register's Office for Davidson County, Tennessee.

This is improved property known as 2211 Jackson Downs Boulevard, Nashville, Tennessee 37214.

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

AND Grantor does hereby covenant with Grantees that it is lawfully seized and possessed of the Property in fee simple; that it has good right to sell and convey the same; and that the same is unencumbered, except as follows:

1. Davidson County Real Property Taxes for 1996, which are being prorated and assumed by Grantees, a lien which is not yet due and payable.

2. All matters shown in the plan of record in Book 6200, page 926, Register's Office for Davidson County, Tennessee.

AND Grantor does further covenant and bind itself, its successors and assigns, to warrant and forever defend the title to the Property against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed on this 26th day of June, 1996.

BAPTIST HEALTHCARE GROUP

By: _____

Title: Secretary

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The actual consideration or value for this transfer, whichever is greater, is $325,000.00.

AFFIANT

Subscribed and sworn to before me, this 27th day of June, 1996.

NOTARY PUBLIC

My Commission Expires: 1/29/2000

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Before me, Rhonda W. Swanson, a Notary Public of the state and county aforesaid, personally appeared Gary Buckner, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Secretary of Baptist Healthcare Group, the within named bargainor, a corporation, and that he as such Secretary, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself as Secretary.

WITNESS my hand and seal, at office in this 26th day of June, 1996.

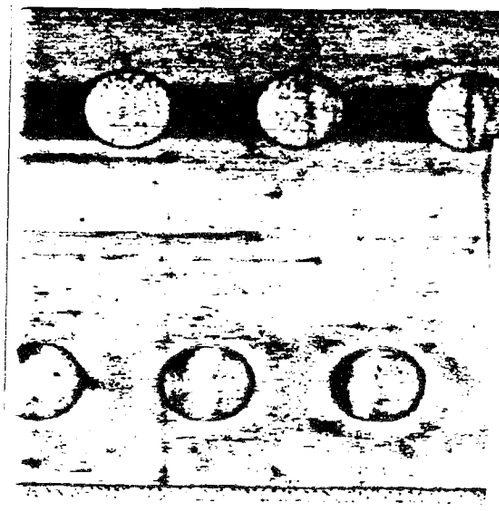
NOTARY PUBLIC

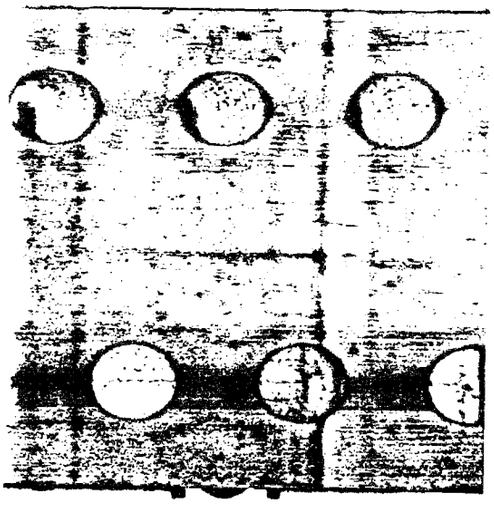
My Commission Expires:

5/24/97

96 JUN 27 PM 3:37

0197594





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

RECEIVED OF _____

FOR _____

BOOK 10101 PG 540

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	325000.00
CON TX	1202.50
PRFEE	1.00
WDEED	12.00
TOTAL	1215.50
CHECK	1215.50

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 0001 8729

0197594
IDENTIFICATION REFERENCE

96 JUN 27 PM 3:37
REGISTER
DAVIDSON CO. TN.

No. 1056482