THIS INSTRUMENT PREPARED BY:
John D. Claybrook, Esq.
Waller Lansden Dortch & Davis,
A Professional Limited Liability Company
511 Union Street, Suite 2100
Nashville, Tennessee 37219

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $4,011,038.38.

John D Claybrook (agent)
Affiant

Subscribed and sworn to before me this 15 day of July, 1998.

Katherine L Wilson
Notary Public

My Commission Expires:
11-28-98

****

ADDRESS OF NEW OWNER:	SEND TAX BILL TO:	MAP-PARCEL NO.
HCA Health Services of Tennessee, Inc. One Park Plaza Nashville, TN 37203	SAME	Part of Map 50 Parcel 79

****

SPECIAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of TEN DOLLARS ($10.00) cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, NASHVILLE/MUSIC CITY LAND FUND, L.P., a Tennessee limited partnership ("Grantor"), has bargained and sold, and by these presents does transfer and convey unto HCA HEALTH SERVICES OF TENNESSEE, INC., a Tennessee corporation ("Grantee"), the heirs, representatives, successors and assigns of Grantee, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

See attached 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, the heirs, representatives, successors and assigns of Grantee, forever.

Grantor further covenants and binds itself, its representatives, successors and assigns to warrant and forever defend the title to said real estate to Grantee, the heirs, representatives, successors and assigns of Grantee, against the lawful claims of all persons claiming through or under Grantor (other than claims arising out of the matters set forth on Exhibit B attached hereto) but not further or otherwise. All exhibits referred to herein are attached hereto and incorporated

herein by reference. 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 on the 15 day of July, 1998.

NASHVILLE/MUSIC CITY LAND FUND, L.P., a Tennessee limited partnership

By: Development Resources of Tennessee, Inc., a Tennessee corporation, as General Partner

By: _____
Robert C. Ripley, President

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared Robert C. Ripley, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged himself to be President of Development Resources of Tennessee, Inc., as General Partner of Nashville Music City Land, L.P., the within named bargainor, a limited partnership, and that he, as such President being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation as general partner.

Witness my hand and seal, at office in Nashville, Tennessee, this the 15 day of July, 1998.

_____
Notary Public

My Commission Expires: 11/27/99

EXHIBIT A

PROPERTY DESCRIPTION:

A tract of land in the Fourth Councilmanic District of Metropolitan Nashville, Davidson County, Tennessee, lying to the east of Dickerson Pike (U.S. Highway 31-W, U.S.Highway 41 and State Route 11), north of Briley Parkway (State Route 155), west of Interstate Highway 65, and south of Old Due West Avenue and being more particularly described as follows:

Beginning at an existing iron pin on the easterly right-of-way margin of Dickerson Pike, a 115-foot right-of-way at the common westerly property corner between a tract of land deeded to HCA Health Services of Tennessee, Inc. as of record in Book 10750, Page 479 R.O.D.C., Tennessee and a tract of land deeded to Nashville/Music City Land Fund, L.P. as of record in Book 7356, Page 156 R.O.D.C., Tennessee; thence,

1. Northeastwardly with said right-of-way line and a non-tangent curve to the left having a radius of 2940.00 feet, for an arc distance of 667.55 feet to an existing iron pin in the southwesterly property line of Terry Denny, et al. property, of record in Book 9963, Page 602, R.O.D.C., Tennessee; said curve has a chord bearing and distance of N 07°08'22" E, 666.12 feet; thence,

2. Leaving the easterly right-of-way margin of said Dickerson Pike with the southerly property lines of said Terry Denny property, S 84°04'05" E, 551.98 feet to an existing iron pin; thence,

3. N 06°49'41" E, 318.18 feet to an existing iron pin at the southwesterly property corner of Horace Brown Goodrich of record in Book 7454, Page 103, R.O.D.C., Tennessee; thence,

4. With said Goodrich property and the Goodrich property in Book 4235, Page 372, R.O.D.C., Tennessee, S 82°20'53" E, 670.48 feet to an existing iron pin; thence,

5. N 06°34'48" E, 622.16 feet to an existing iron pin at the southwesterly property corner of Battle Ground Academy property of record in Book 4563, Page 358, R.O.D.C., Tennessee; thence,

6. With the property lines of said Battle Ground Academy property, S 81°16'36" E, 603.35 feet to an existing iron pin; thence,

7. N 18°19'56" W, 546.60 feet to an existing iron pin; thence,

8. N 20°09'52" E, 292.33 feet to an existing P.K. Nail in the centerline of Old Due West Avenue, a 50-foot right-of-way; thence,

9. Southeasterly, with the centerline of said Old Due West Avenue, a curve to the right with a radius of 108.28 feet, for an arc distance of 6.60 feet to an existing P.K. Nail; said curve has a chord bearing and distance of S 71°52'04" E, 6.60 feet; thence,

10. With a non-tangent line, S 70°14'20" E, 229.20 feet to an existing P.K. Nail; thence,

11. With a curve to the right having a radius of 276.25 feet, for an arc distance of 119.93 feet to an existing P.K. Nail; said curve has a chord bearing and distance of S 57°48'07" E, 118.99 feet; thence,

12. With a non-tangent line, S 45°21'54" E, 51.92 feet to an existing P.K. Nail; thence,

13. With a non-tangent curve to the left having a radius of 366.13 feet, for an arc distance of 12.11 feet to a P.K. Nail (set), said curve has a chord bearing and distance of S 46°18'44" E, 12.11 feet; thence,

14. Leaving said centerline, with a new line S 42°44'26" W, 25.00 feet to an iron pin (set) on the southerly margin of Old Due West Avenue; thence,

15. Leaving said margin, southeastwardly, with a 30.00 foot radius curve to the right having an arc distance of 28.30 feet to an iron pin (set). Said curve has a chord bearing and distance of S 20°14'07" E, 27.26 feet; thence,

16. S 06°47'21"W, 472.06 feet to an iron pin (set); thence,

17. With a 60.00 foot radius curve to the right, having an arc distance of 65.68 feet to an iron pin (set). Said curve has a chord bearing and distance of S 38°08'58" W, 62.45 feet; thence,

18. With a 60.00 foot radius curve to the left, having an arc distance of 159.93 feet to an iron pin (set). Said curve has a chord bearing and distance of S 06°51'02" E, 116.62 feet; thence,

19. S 83°12'39" E, 25.00 feet to an iron pin (set); thence,

20. S 06°47'21" W, 134.79 feet to an iron pin (set); thence,

21. S 83°12'39" E, 40.00 feet to an iron pin (set) in the westerly property line of a tract of land deeded to the Metropolitan Government of Nashville and Davidson County as of record in Deed Book 3702, Page 609 R.O.D.C., Tennessee; thence,

22. With said westerly property line, in part, S 06°47'21" W, 445.96 feet to an existing iron pin; thence,

23. With the southerly property line of the Metropolitan Government of Nashville and Davidson County tract, S 81 °27'34"E, 456.14 feet to an iron pin (set) on the northerly right-of-way margin of Interstate Highway 65; thence,

24. With the northerly right-of-way margin of said Interstate Highway 65, S 47°22'44" W, passing an existing concrete highway monument at 2.43 feet, for a total distance of 471.08 feet to an iron pin set; thence,

25. S 80°29'53" W, 193.48 feet to an existing concrete highway monument; thence,

26. S 48°45'14" W, 139.33 feet to an existing iron pin; thence,

27. S 74°13'19" W, 362.39 feet to an existing iron pin; thence,

28. N 86°06'07" W, 194.53 feet to an existing concrete highway monument; thence,

29. S 86°04'53" W, 251.10 feet to an existing concrete highway monument; thence,

30. S 82°39'14" W, 223.35 feet to an iron pin set; thence,

31. S 73°13'10" W, 290.25 feet to an existing concrete highway monument; thence,

32. S 55°46'15" W, 432.70 feet to an iron pin set; thence,

33. N 06°08'26" E, 17.20 feet to an existing concrete highway monument; thence,

34. N 82°20'52" W, 221.50 feet to an existing iron pipe at the southeasterly property corner of said HCA Health Services of Tennessee, Inc. property; thence,

35. With the easterly property line of the HCA Health Services of Tennessee, Inc. tract, N 14°32'00"E a, 201.17 feet to an existing iron pin; thence,

36. With the northerly property line of the HCA Health Services of Tennessee, Inc. tract, N 82°17'48"W, 199.86 feet to the Point Of Beginning and containing 2,487,041 square feet or 57.0946 acres, more or less as calculated by the above courses.

PROPERTY TITLE REFERENCE:

This tract is a portion of the same property deeded to Nashville/Music City Land Fund, L.P. by deed of record in Book 7356, Page 156 R.O.D.C., Tennessee.

EXHIBIT B

1. 1998 Metropolitan Government taxes, a lien not yet due and payable.

2. Sanitary sewer and/or storm drainage easements of record in Book 4040, page 954, Register's Office for Davidson County, Tennessee.

2. Matters shown on survey prepared by Ragan, Smith Associates, Job No. 86-002, dated December 23, 1997, and last revised July 1, 1998.

0462899
IDENTIF. ↑ REFERENCE

98 JUL 15 PM 3:38
DAVIDSON COUNTY, TN.

4038 07/15 0101 03CHECK 14867-84

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

RECEIVED OF _____

FOR _____

BOOK 11022 PAGE 60

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 4011038.38
				CON TX 14840.84
				PRFEE 1.00
				WDEED 24.00
				CFEE 2.00
				TOTAL 14867.84
				CHECK 14867.84
07/15/98	01			15:40 0001 4038

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0462899
IDENTIF. # REFERENCE

98 JUL 15 PM 3:38

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1319734