THIS INSTRUMENT PREPARED BY:
Sherrard & Roe, PLC (JHR)
424 Church St., Suite 2000
Nashville, TN 37219

Box 62

SPECIAL WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Map & Parcel No.:
Mr. and Mrs. Thomas F. Frist, Jr.	Same	Map 144-2
508 Belle Meade Blvd.		Parcel 2
Nashville, TN 37205		

For and in consideration of TEN AND NO/100 DOLLARS ($10.00) cash in hand paid, and other good and valuable consideration, the receipt of all of which is hereby acknowledged, GIL FUQUA, JR. and KAREN MARTIN FUQUA, as tenants in common ("Grantors") have bargained and sold and do hereby bargain, sell, convey unto THOMAS F. FRIST, JR. and wife, PATRICIA C. FRIST ("Grantees"), the following described real estate, situated and being in the County of Davidson, State of Tennessee, to-wit:

See Exhibit A attached.

TO HAVE AND TO HOLD the aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in anywise appertaining unto Grantees, their heirs, successors and assigns, in fee simple forever.

And Grantors do hereby covenant with Grantees that Grantors are lawfully seized in fee of the aforedescribed real estate; that Grantors have a good right to sell and convey the same; that the same is unencumbered except for those matters set forth on Exhibit B attached hereto and incorporated herein by reference, to all of which this conveyance is expressly made subject; and that the title and quiet possession thereto Grantors will warrant and forever defend against the lawful claims of all persons claiming through or under the Grantors, but not further or otherwise.

(Remainder of Page Intentionally Left Blank)

Davidson County DEEDWARR
Recvd: 05/01/01 14:30 4pgs
Fees:19.00 Taxes:10619.00
20010601-0057163

WITNESS the signature of Grantors this the 31 day of May, 2001.

Gil Fuqua, Jr.

Karen Martin Fuqua

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared Gil Fuqua, Jr. and Karen Martin Fuqua, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), the within named bargainors, and who, upon oath, acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal, at office in Nashville, Tennessee, this 31 day of May, 2001.

NOTARY PUBLIC

My Commission expires: 1-24-2004

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The actual consideration or value whichever is greater, for this transfer is $2,870,000.

Affiant

Subscribed and sworn to before me, this the 1 day of ~~May~~ June, 2001.

Notary Public

My Commission Expires: 1-24-2004

EXHIBIT A

Land in Davidson County, Tennessee, being Lot No. 1 on the Revised Plan of the Dan W. Maddox Property, of record in Plat Book 5200, page 164, Register's Office for said County, and more particularly described as follows:

Beginning at a monument in the easterly margin of Chickering Road, said monument being the original northwest corner of the Dan W. Maddox Property and being the southwest corner of the George N. Bullard Property; thence with a segment of the south line of Bullard south 86 degrees 30' East 1187.5 feet to a monument, said monument being a common corner of Lot Nos. 1 and 2 on said plan; thence South 3 degrees 0' West 348.07 feet to a monument; thence North 86 degrees 30' 18" West 1230.21 feet to a monument in the easterly margin of Chickering Road; thence with said easterly margin of Chickering Road North 10 degrees 0' East 350.43 feet to the point of beginning.

Together with easements granted and reserved by the grantor and grantee for existing light, gas, water and other public utility lines for the benefit of Lots 1 and 2 on revised plan of record in Plat Book 5200, page 164, Register's Office for Davidson County, Tennessee, as contained in Installment Deed of record in Book 5620, page 196, said Register's Office, as modified by Abandonment and Release of Ingress/Egress Easement and Termination of Joint Driveway Agreement of record at Book 11307, page 820, said Register's Office and by Abandonment and Release of Ingress/Egress Easement and Termination of Joint Driveway Agreement of record in Book 11703, page 755, said Register's Office.

Being the same property conveyed to Gil Fuqua, Jr. and Karen Martin Fuqua by deed from Third National Bank in Nashville of record in Book 8135, page 401, said Register's Office.

EXHIBIT B

Permitted Title Encumbrances

1. Real property taxes for 2001, and subsequent years, a lien but not yet due and payable.

2. Subject to applicable zoning and building regulations and permit requirements and all visible easements and encroachments.

3. All matters shown on the Plat of record in Plat Book 5200, page 164, Register's Office for Davidson County, Tennessee.

4. Easement for water mains as set forth in instrument recorded in Book 966, page 762, and in Book 1015, page 85, said Register's Office.

5. Rights, easements and restrictions reserved in Book 5620, page 196, said Register's Office, as modified by Abandonment and Release of Ingress/Egress Easement and Termination of Joint Driveway Agreement of record at Book 11307, page 820, said Register's Office and by Abandonment and Release of Ingress/Egress Easement and Termination of Joint Driveway Agreement of record in Book 11703, page 755, said Register's Office.

6. Restrictions contained in Book 1172, page 29, said Register's Office.

7. Easement to Nashville Electric Service as set forth in instrument recorded in Book 5355, page 124, said Register's Office.

8. Sanitary Sewer and Storm Drainage Easement as set forth in instrument recorded in Book 6112, page 84, said Register's Office.

9. Such matters as a current comprehensive survey would disclose.