This Instrument Was Prepared By:
Jack F. King, Jr., Esq.
Miller & Martin LLP
1200 One Nashville Place
150 4th Avenue North
Nashville, TN 37219

[Property No. 2]

Davidson County DEEDWARR
Recvd: 12/31/01 10:52 4pgs
Fees:23.00 Taxes:10151.69
20011231-0144923

Address New Owner(s):
Seton Corporation
4220 Harding Road
Nashville, TN 37201
Attention: President

Send Tax Bills to
New Owner

Map and Parcel Nos.:
92-11-348.00

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, BAPTIST HOSPITAL SYSTEM, INC., a Tennessee non-profit corporation (the "Grantor"), has this day bargained and sold, and does hereby transfer and convey to SETON CORPORATION, a Tennessee corporation, (the "Grantee"), its successors and assigns, all those tracts or parcels of land described on Exhibit A attached hereto and made a part hereof, together with all rights, privileges, estates, easements, interests and appurtenances belonging or appertaining to said land, all buildings, fixtures and improvements located on the land, and all of Grantor's right, title and interest, if any, in and to the roads, streets, alleys and rights of way, whether open or closed, adjoining said land (collectively, the "real estate").

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to the said Grantee and its successors and assigns, forever. Grantor covenants with said Grantee that Grantor is lawfully seized and possessed of said land in fee simple subject to those matters set forth as Exhibit B and has a good right to convey it. Grantor further covenants and binds itself, its successors, and assigns to warrant and forever defend the title to said real estate against the lawful claims of all persons claiming by, through or under it, but no further or otherwise.

This is improved property known as 312, 314, 316, 318 and 320 21st Avenue North, Nashville, Tennessee.

Whenever used, the singular 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 executed this instrument on this 31st day of December, 2001.

BAPTIST HOSPITAL SYSTEM, INC.

By: Erie Chapman
Its: President

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared Erie Chapman 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 BAPTIST HOSPITAL SYSTEM, INC., the within named bargainor, a corporation, 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 by himself as President.

Witness my hand and seal, at office in Nashville, Tennessee, this 19th day of December, 2001.

Mary C. Ward
Notary Public
My Commission Expires: 11/26/05

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $2,743,700.

Thomas E Berman
Affiant

Subscribed and sworn to before me
this 19th day of December, 2001.

Mary C. Ward
Notary Public

My Commission Expires: 11/26/05

EXHIBIT A

Land in Davidson County, Tennessee, being Lot 1 of the Resubdivision of Lots Nos. 61-83, Block 7, on the Plan of the Murphy Land Company Division "B", as shown of record in Plat Book 8250, page 915, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description thereof.

Being the same property conveyed to Baptist Hospital, Inc., by the following deeds: Deed from Edeane Tucker, unmarried, of record in Book 3136, page 579, Register's Office for Davidson County, Tennessee; Deed from William B. C. Fludd, Celestine V. Fludd, Betty Jean Marshall, Carolyn F. Bennett, Robert E. Fludd, Albertine Carter, Constance F. Phillips, Dorothy F. Martin, Glennora F. Davis, Glennora Wynn and Quitman D. Fludd, Jr., all of the heirs at law of Quitman D. Fludd, deceased and wife, Glennora Cannon Fludd, deceased, of record in Book 5481, page 763, Register's Office for said County; Deed from Buist Thompson and son, Michael D. Lyons, of record in Book 9004, page 366, Register's Office for said County; and Deed from Geraldine Hancock Polk of record in Book 6294, page 282, Register's Office for Davidson County, Tennessee. Together with a portion of Patterson Street, closed by Metropolitan County Council Ordinance No. 095-313. The said Baptist Hospital, Inc., having since changes its name to Baptist Hospital System, Inc. by Articles of Amendments to the Charter of record as Instrument No. 20000906-0087961, said Register's Office.

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EXHIBIT B

PERMITTED EXCEPTIONS

1. Taxes for 2002, a lien not yet due and payable.

2. All matters as shown on Plat of record in Book 8250, page 915, Register's Office for Davidson County, Tennessee

3. Short Form Lease between Baptist Hospital, Inc., "Lessor" and Baptist Surgery Center, L.P. "Lessee", dated September 11, 1997, recorded in Book 10606, page 57, Register's Office for Davidson County, Tennessee.

4. The access and parking easement which is set forth in Sections 2.1(a) and (d) of the Reciprocal Easement Agreement of record in Book 10547, page 907, amended in Book 10606, page 864, Register's Office for said County.

5. Easements retained by the Metropolitan Government in Metropolitan County Council Ordinance No. 095-1313.