This Instrument Was Prepared By:
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1200 One Nashville Place
150 4th Avenue North
Nashville, TN 37219

[Property No. 5]

Davidson County DEEDWARR
Recvd: 12/31/01 10:53 4pgs
Fees:23.00 Taxes:370.00
20011231-0144926

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

Send Tax Bills to
New Owner

Map and Parcel Nos.:
92-11-305
92-11-306
and part of
92-11-307, 308 & 309

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 2107 Patterson Street, 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: 11/26/2005

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $100,000.00.

Thomas E. Berman
Affiant

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

Mary C. Ward
Notary Public
My Commission Expires: 11/26/2005

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EXHIBIT A

Tract No. 1:

Land in Davidson County, Tennessee, being Lots Nos. 9 and 10 on the Revised Plat of the Pennington Realty and Improvement Company's Resubdivision of R.W. Turner's Subdivision of the 3 acre lot, Division "B" of the Murphy Land Company, as of record in Book 421, page 111, Register's Office for said County, described together as follows:

Beginning at a point on the southeasterly margin of Patterson Street, said point being at the intersection of the easterly margin of a 14 foot alley with the southeasterly margin of Patterson Street; thence with the easterly margin of said alley, southeasterly 115 feet to the beginning of a curve to the left; thence around said curve, having a radius of five feet, to the northerly margin of an open court; thence with the margin of the said court northeasterly 72 feet and 9 inches, more or less, to the beginning of a curve to the left; thence around said curve, having a radius of five feet, to the westerly margin of a 14 foot alley; thence northwesterly with the same 115 feet, more or less, to the southeasterly margin of Patterson Street; thence with the same southwesterly 82 feet and 7 inches to the point of beginning.

Tract No. 2:

Being a small tract of land in the above plan and described as follows:

Being south of Lot No. 10 across the said alley or court, the same measuring 22 feet by 24 feet and embraces a four foot strip off of the westerly side of Block G in said plan, with a depth of 24 feet, extending four feet into Lot 82, as shown on said plan; thence at right angles westerly 22 feet; thence northerly 24 feet and along the East boundary of Block F in said plan to last mentioned alley; thence easterly with the southerly line of said last mentioned alley 22 feet to the point of beginning in the northerly line of said Block G.

Being the same property conveyed to Baptist Hospital, Inc., by deed from Ralph J. Cazort and wife, Lillian Elder Cazort of record in Book 4038, page 837, Register's Office for Davidson County, Tennessee. The said Baptist Hospital, Inc., having since changed 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.

Together with 1/2 the width of the alleys adjacent to the above described properties that were closed by Metropolitan County Council Ordinance No. 088-423.

Property No. 5
92-11-305
92-11-306

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 421, page 111, Register's Office for Davidson County, Tennessee.

3. Fourteen foot (14') easement for telephone service lines located in Abandoned Alley 905 for South Central Bell as retained in Metropolitan County Ordinance No. 088-423.

4. Unrecorded leases with parties in possession disclosed to Grantee.