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. 5B]

Davidson County DEEDWARR
Recvd: 12/31/01 10:53 6pgs
Fees:33.00 Taxes:9250.00
20011231-0144928

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

Send Tax Bills to
New Owner

Map and Parcel Nos.:
92-11-314, 308, 309,
310 and 311

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 301, 303, 305, 307, 309, 311, 313 & 315 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: 11/26/2005

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $2,500,000.00

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

EXHIBIT A

Tract No 1:

Land in Davidson County, Tennessee, being Lot No. 11 on the Revised Plat of Pennington Realty and Improvement Company's Resubdivision of R.W. Turner's Subdivision of the three acre lot, Division "B" of the Murphy Land Company, as of record in Book 421, page 111, Register's Office for said County.

Said Lot No. 11 fronts 52 feet on the westerly side of 21st Avenue North and runs back between parallel lines 120 feet to an alley.

Also, a garage lot described as follows:

Beginning at a point in the south margin of an open court immediately south of Lots Nos. 9 and 10 on said plan, 26 feet west of the northeast corner of Lot "H"; shown on said plan, said point being 10 feet west of the northeast corner of Lot "G"; thence with the north line of Lot "G" and the line of the same extended westwardly 18 feet; thence at right angles southwardly 18 feet; thence eastwardly parallel to the first line to a point 6 feet east of the southwest corner of Lot "G"; thence northwardly parallel to the west line of said lot 18 feet to the point of beginning.

Being the same property conveyed to Mid-State Baptist Hospital, Inc., by deed from Isaac E. Grace and wife, Louise W. Grace of record in Book 2604, page 329, Register's Office for Davidson County, Tennessee. The said Mid-State Baptist Hospital, Inc., having since changed its name to Baptist Hospital System, Inc. by Articles of Amendments to the Charter.

Tract No. 2:

Land in Davidson County, Tennessee, being Lot No. 12 on the Revised Plat of Pennington Realty and Improvement Company's Resubdivision of R.W. Turner's Subdivision of the three acre lot, Division "B" of the Murphy Land Company, as of record in Book 421, page 111, Register's Office for said County.

Said Lot No. 12 fronts 48 feet on the westerly side of 21st Avenue North and runs back between parallel lines 120 feet to an alley.

Being the same property conveyed to Mid-State Baptist Hospital, Inc., by deed from Clark Memorial Methodist Church, Inc., a corporation, of record in Book 2604, page 466, Register's Office for Davidson County, Tennessee. The said Mid-State Baptist Hospital, Inc., having since changed its name to Baptist Hospital System, Inc. by Articles of Amendments to the Charter.

Tract No. 3:

Land in Davidson County, Tennessee, being Lot No. 13 on the Revised Plat of Pennington Realty and Improvement Company's Resubdivision of R.W. Turner's Subdivision of the three acre lot, Division "B" of the Murphy Land Company, as of record in Book 421, page 111, Register's Office for said County.

Said Lot No. 13 fronts 48 feet on the westerly side of 21st Avenue North and runs back between parallel lines 120 feet to an alley.

Being the same property conveyed to Mid-State Baptist Hospital, Inc., by deed from Cooper Clifford and wife, Stokely Clifford of record in Book 2633, page 203, Register's Office for Davidson County, Tennessee. The said Mid-State Baptist Hospital, Inc., having since changed its name to Baptist Hospital System, Inc. by Articles of Amendments to the Charter.

Tract No. 4:

Land in Davidson County, Tennessee, being Lot No. 14 on the Revised Plat of Pennington Realty and Improvement Company's Resubdivision of R.W. Turner's Subdivision of the three acre lot, Division "B" of the Murphy Land Company, as of record in Book 421, page 111, Register's Office for said County.

Said Lot No. 14 fronts 48 feet on the westerly side of 21st Avenue North and runs back between parallel lines 120 feet to an alley.

Being the same property conveyed to Mid-State Baptist Hospital, Inc., by deed from Carlyle A. Hall and wife, Lena Mai Hall of record in Book 2604, page 336, Register's Office for Davidson County, Tennessee. The said Mid-State Baptist Hospital, Inc., having since changed its name to Baptist Hospital System, Inc. by Articles of Amendments to the Charter.

Tract No. 5:

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

First, being designated as Lot No. 15 on said plan and fronting 48 feet on the westerly side of 21st Avenue North and extending back between parallel lines 120 feet to an alley.

Second, being land across the alley last mentioned and designated on said plan as Block "A" and bounded by two alleys measuring 18 feet on the southerly boundary and alley and measuring 20 feet on its west boundary, the other alley.

Also, parts of Lot 82, and Block "H" in said plan particularly described as follows:

Beginning at a point across the first mentioned alley at the northeast corner of Block"D", running thence northerly with this alley 72 feet to a point which is 4 feet southerly from the north line of said Block "H" in said plan; thence westerly parallel therewith 14 feet to a point 2 feet easterly from the east line of Block "G" in said plan; thence southerly on a straight line 20 feet to a point 4 feet southerly from the southerly line of said Block"G"; thence westerly 4 feet from and parallel with the south line of Blocks "E", "F" and "G" 68 feet to an alley; thence southerly at right angles and with the easterly line of last mentioned alley 52 feet to the northwest corner of said Block "A", 82 feet to the beginning of a point in the westerly boundary of the first mentioned alley.

Being the same property conveyed to Mid-State Baptist Hospital, Inc., by deed from Third National Bank, Trustee, of record in Book 2499, page 445, Register's Office for Davidson County, Tennessee. The said Mid-State Baptist Hospital, Inc., having since changed its name to Baptist Hospital System, Inc. by Articles of Amendments to the Charter.

Tract No. 6:

Land in Davidson County, Tennessee, being Lot No. 16 and Lot "B" on the Revised Plat of Pennington Realty and Improvement Company's Resubdivision of R.W. Turner's Subdivision of the three acre lot, Division "B" of the Murphy Land Company, as of record in Book 421, page 111, Register's Office for said County.

Said Lot No. 16 fronts 48 feet on the west side of 21st Avenue North and runs back between parallel line 120 feet to an alley.

Said Lot No. "B" is a garage lot and fronts 18 feet on the north side of a court and runs back between parallel lines 20 feet, along the west margin of another court, to a dead line in the rear.

Being the same property conveyed to Mid-State Baptist Hospital, Inc., by deed from Mary Alexander White, widow of Ben E. White, of record in Book 2037, page 107, Register's Office for Davidson County, Tennessee. The said Mid-State Baptist Hospital, Inc., having since changed its name to Baptist Hospital System, Inc. by Articles of Amendments to the Charter

Tract No. 7:

Land in Davidson County, Tennessee, being Lot No. 17 and Lot "C" on the Revised Plat of Pennington Realty and Improvement Company's Resubdivision of R.W. Turner's Subdivision of the three acre lot, Division "B" of the Murphy Land Company, as of record in Book 421, page 111, Register's Office for said County.

Said Lot No. 17 fronts 48 feet on the westerly side of 21st Avenue North and runs back between parallel lines 120 feet to an alley.

Said Lot "C" fronts 16 feet on the northerly side of 21st Avenue North, and runs back between parallel lines 20 feet with the easterly margin of a 16 foot driveway.

Being the same property conveyed to Mid-State Baptist Hospital, Inc., by deed from Walter W. Parker and wife, Ruby M. Parker of record in Book 2036, page 73, Register's Office for Davidson County, Tennessee. The said Mid-State Baptist Hospital, Inc., having since changed its name to Baptist Hospital System, Inc. by Articles of Amendments to the Charter.

Tract No. 8:

Land in Davidson County, Tennessee, being Lot No. 18 on the Revised Plat of Pennington Realty and Improvement Company's Resubdivision of R.W. Turner's Subdivision of the three acre lot, Division "B" of the Murphy Land Company, as of record in Book 421, page 111, Register's Office for said County; also Block "D" in the rear and to the north of Lot No. 18 in the above plan and separate therefrom by a driveway and shown upon the Revised Plat of the above mentioned Company's property, of record in Book 421, page 111, Register's Office for said County.

Said Lot No. 18 fronts 52 feet on the westerly side of 21st Avenue North and runs back westerly between parallel lines and with the northerly margin of State Street 120 feet to an alley.

Said Lot "D" fronts 16 feet on the north side of said driveway and extends back between parallel lines 20 feet and is to be used as a garage only.

Being the same property conveyed to Mid-State Baptist Hospital, Inc., by deed from Marguerite Gibbons Christensen of record in Book 2033, page 285, Register's Office for Davidson County, Tennessee. The said Mid-State Baptist Hospital, Inc., having since changed its name to Baptist Hospital System, Inc. by Articles of Amendments to the Charter.

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

EXHIBIT B

PERMITTED EXCEPTIONS

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

2. Restrictive Covenants of record in Book 5265, page 40 and Book 5263, page 488, Register's Office for Davidson County, Tennessee.

3. All matters as shown on Plat of record in Book 421, page 111, Register's Office for said County.

4. 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.

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