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. 9]

Davidson County DEEDWARR
Recvd: 12/31/01 10:56 5pgs
Fees:28.00 Taxes:69615.50
20011231-0144936

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

Send Tax Bills to
New Owner

Map and Parcel Nos.:
92-12-155.00

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, expressly excluding, however, all buildings, fixtures and improvements located on that portion of land devised under that certain ground lease described in paragraph 4 of Exhibit B hereto (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 ground fee interest and improvements, subject to those matters set forth on Exhibit B attached hereto, 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 300 20th 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 14th day of December, 2001.

Notary Public

My Commission Expires: 5/30/2004

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $18,815,000.00.

Thomas E. Burman
Affiant

Subscribed and sworn to before me this 14th day of December, 2001.

Notary Public

My Commission Expires: 5/30/2004

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EXHIBIT A

Being a tract of land lying in Nashville, Davidson County, Tennessee, and being Lot No. 256, Lots 1, 2, 3, 4, 5, 6, 7 and 8 of Lot 257, Lots 1, 2, 3, 4, 5, 6, 7 and 8 of Lot 258 and alley No. 377, closed by Council Bill No. 65-534 and easements abandoned in Council Bill No. 092-211 of the McNairy Subdivision Boyd Homestead, the resubdivision of Lots Nos. 257 and 258, as of record in Plat Book 21, page 67, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description; the said closed Alley No. 377 being shown on the Plat of record in Book 21, page 67, Register's Office for Davidson County, Tennessee as running between Douglas Avenue and Boyd Avenue and being 16 feet in width.

Being the same property conveyed to Mid-State Baptist Hospital, Inc., by the following deeds:

- from Third National Bank, Trustee, of record in Book 2634, page 3, and Book 2705, page 265 Register's Office for said County;
- from Della M. James and husband, Thomas E. James of record in Book 2694, page 607, Register's Office for said County;
- from William Singleton Ellington and wife, Mary D. Ellington of record in Book 2702, page 407, Register's Office for said County;
- from Emma Ford, unmarried, of record in Book 2904, page 559, Register's Office for said County;
- from Lillian L. Jones, unmarried, of record in Book 2904, page 535, Register's Office for said County;
- from W. G. Polk and wife, Mary Lindsay Polk, of record in Book 2904, page 537, Register's Office for said County;
- from George E. Hatchett and wife, Mary Williams Hatchett, of record in Book 2904, page 538, Register's Office for said County.
- from Alfred Mason and wife, Mamie Ray Mason of record in Book 2904, page 541, Register's Office for said County;
- from Julia L. Mallernee, a widow, of record in Book 3133, page 633, Register's Office for said County;
- from John Franklin Lewis and wife, Roberta Estella J. Lewis, of record in Book 3134, page 21, Register's Office for said County;
- from J.A. Smith and wife, Lovie M. Smith, of record in Book 3179, page 327, Register's Office for said County;
- from Israel Bubis and wife, Sadye Bubis, of record in Book 3433, page 443, Register's Office for said County;
- from Frank W. Dahlinger and wife, Theresa E. Dahlinger, of record in Book 3572, page 157, Register's Office for said County;
- from Nashville Bank and Trust Company, Conservator, of record in Book 3763, page 430, Register's Office for said County.

The said Mid-State Baptist Hospital, Inc., having changed its name to Baptist Hospital, Inc., by Charter Amendments of record in Book 3844, page 366, said Register's Office; and the said Baptist Hospital, Inc., having since changed its name to Baptist Hospital, Inc., by Articles of Amendments to the Charter of record as Instrument No. 20000906-0087961, said Register's Office.

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 21, page 67, Register's Office for Davidson County, Tennessee.

3. The access and parking structure easement which is set forth in Section 2.1(i) in the Reciprocal Easement Agreement of record in Book 10547, page 907, Register's Office for said County, as amended by First Amendment to Reciprocal Easement Agreement of record in Book 10606, page 864, Register's Office for said County.

4. Ground Lease Agreement, made by and between Baptist Hospital, Inc. (Landlord), and Wolverine Equities Company 96C L.P. (Tenant), recorded in Book 10103, page 810, Register's Office for said County; as amended by Amendment to Ground Lease Agreement in Book 10511, page 506, Register's Office for said County; and as assigned by Assignment and Assumption Agreement in Book 10511, page 513, said Register's Office.

5. Deeds for Improvements from Baptist Hospital, Inc., to Wolverine Equities Company 96C L.P. in Book 10103, page 874, and to AREH II 97 LLC in Book 10511, page 478, Register's Office for said County.

6. Reciprocal Easement Agreement of record in Book 10103, page 888, Register's Office for said County.

7. Shared Services Agreement of record in Book 10511, page 466, Register's Office for said County.

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