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. 10]

Davidson County DEEDWARR
Recvd: 12/31/01 10:57 4pgs
Fees:23.00 Taxes:18962.50
20011231-0144937

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

Send Tax Bills to
New Owner

Map and Parcel Nos.:
92-15-121.00

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 222 22nd 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 $5,125,000.00

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

NOTARY PUBLIC AT LARGE

:ODMA\PCDOCS\TSD\273638\1

Property No. 10
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Exhibit A

Land in Davidson County, Tennessee, being Lot No. 2 on the Plan of Resubdivision of Lots Nos. 1-6 and 10-12 of Plat in Book 161, page 126, the Resubdivision of a portion of Block No. 2 of the Murphy Land Company, Division "B", of record in Book 7900, page 513, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Mid-State Baptist Hospital, Inc., by the following deeds: Deed from Lucile Mulliniks Huddleston, a widow, of record in Book 1734, page 287, Register's Office for said County; Deed from Robert A. Hearn and wife, Virginia Belle Hearn of record in Book 1807, page 395, Register's Office for said County; Deed from Ethel Graves, widow, of record in Book 1912, page 501, Register's Office for said County. The said Mid-State Baptist Hospital, Inc., having since changed its name to Baptist Hospital System, Inc. by Articles of Amendments to the Charter.

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 7900, page 513, Register's Office for Davidson County, Tennessee.

3. Easements retained in Metro Council Bill No. 091-1606, Closing Alley Number 889 and 905.

4. Terms and Provisions of a Ground Lease Agreement made by and between Baptist Hospital, Inc. (Landlord) and Wolverine Equities Company 96C L.P. (Tenant), dated June 28, 1996 and recorded in Book 10103, page 842, Register's Office for Davidson County, Tennessee; being assigned by Assignment of Ground Lease Agreement made by and between Wolverine Equities Company 96C L.P. and Wolverine Equities Company 96C-I L.P. dated as of September 9, 1996 and recorded in Book 10190, page 765, Register's Office for said County.

5. The access and parking structure easement which is set forth in Sections 2.1(a), (c) and (d) of the Reciprocal Easement Agreement made by and between Baptist Hospital, Inc. and Wolverine Equities Company 96C L.P. dated as of June 28, 1996 recorded in Book 10103, page 902, Register's Office for said County; being assigned by Assignment of Reciprocal Easement Agreement referenced in Deed made by and between Wolverine Equities Company 96C L.P. and Wolverine Equities Company 96C-I L.P., dated September 9, 1996, recorded in Book 10190, page 773, Register's Office for said County.

6. Ingress/Egress Easement Agreement by and between Baptist Hospital, Inc. and Wolverine Equities Company 96C L.P. of record in Book 10196, page 625, Register's Office for said County.

7. Shared Services Agreement by and between Baptist Hospital, Inc., as Provider and Wolverine Equities Company 96C L.P., as Owner, dated June 30, 1997 of record in Book 10511, page 333, Register's Office for said County.

8. Deed for Improvements Only from Baptist Hospital, Inc., to Wolverine Equities Company 96C-I L.P., of record in Book 10103, page 881, Register's Office for said County; and from Wolverine Equities Company 96C-I L.P. to AREH II 97-I LLC of record in Book 10511, page 345, Register's Office for said County.

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