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. 12]

Davidson County DEEDWARR
Recvd: 12/31/01 10:58 5pgs
Fees:28.00 Taxes:753.95
20011231-0144939

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

Send Tax Bills to
New Owner

Map and Parcel Nos.:
92-16-21, 22, 24, 25, 26, 27, and 28

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 2011 Hayes 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.

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 $ 203,770.00

Affiant

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

Notary Public

My Commission Expires: 5/30/2004

Property No. 12
92-16-21.00
22.00, 24.00
25.00, 26.00
27.00, 28.00

EXHIBIT A

Land in Davidson County, Tennessee, described as follows, to-wit:

Tract 1:

Land in Davidson County, Tennessee, being the westerly half of Lot No. 10 on the Plan of the Subdivision of part of Lot No. 155 of the Boyd Home Tract, as of record in Book 84, page 453, Register's Office for said County.

Said part of Lot No. 10 fronts 50 feet on the southerly side of Hayes Street and runs back between parallel lines, 165 feet to an alley.

Tract 2:

Land in Davidson County, Tennessee, being the westerly twenty feet of the easterly half of Lot No. 10 of the subdivision of part of Lot No. 155 of the Boyd Home Tract, as of record in Book 84, page 453, Register's Office for said County. Said portion of said lot is described as follows:

Beginning at a point on the southerly side of Hayes Street 50 feet west of the common corner of Lots Nos. 10 and 11, said point being the northeast corner of property conveyed to Dr. J. Thomas Bryan by deed from Jesse Glenn Potter and wife, Louise Potter, of record in Book 2600, page 255, said Register's Office; thence southwardly along Bryan's east line 165 feet to an alley; thence east along said alley 20 feet; thence northwardly, parallel with Bryan's said east line, 165 feet to the southerly side of Hayes Street; thence west along the southerly side of Hayes Street, 20 feet to the point of beginning.

Being the same property conveyed to Baptist Hospital, Inc., a Not-for-Profit Tennessee corporation, by deed from Charles W. MacMillan of record in Book 6251, page 730, 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.

Tract 3:

Land in Davidson County, Tennessee, being the easterly 53 feet of Lot 9 on the Map of the Subdivision of Lot 155 of the Boyd Home Tract, as of record in Book 84, page 453, Register's Office for said County, described according to a survey made by Z.J. Wilkinson, Surveyor, August 18, 1961, as follows:

Beginning on the southerly margin of Hayes Street at the northeast corner of the property conveyed to St. Thomas Hospital by deed from Mrs. I.W. Randall, of record in Book 2633, page 361, said Register's Office; thence with said Hospital's eastern boundary line southerly 165 feet to said Hospital's southeast corner and the northerly margin of an alley; thence with the northerly margin of said alley easterly 53 feet to the southwest corner of the property conveyed to The B-K Company, by deed from Dr. J. Thomas Bryan and wife, of record in Book 2748, page 395, said Register's Office; thence with said B-K Company's western boundary line northerly 165 feet to the southerly margin of Hayes Street; thence with the same westerly 53 feet to the beginning.

Tract 4:

Land in Davidson County, Tennessee, being the westerly 47 feet of the easterly 50 feet of Lot No. 8 on the Plan of the Subdivision of part of Lot No. 155 of the Boyd Home Tract, as of record in Book 84, page 453, Register's Office for said County, and Minute Book 19, page 241, Chancery Court at Nashville.

Said part of Lot No. 8 fronts 47 feet on the southerly side of Hayes Street and runs back between parallel lines 165 feet to an alley.

Tract 5:

Land in Davidson County, Tennessee, being the westerly 47 feet of Lot No. 9 and the easterly 3 feet of Lot No. 8 on the map of the Subdivision of Lot No. 155 of the Boyd Home Tract, of record in Book 84, page 453, Register's Office for said County.

Said parts of said lots adjoin and front together 50 feet on the southerly side of Hayes Street and run back between parallel lines 165 feet to an alley.

Tract 6:

Land in Davidson County, Tennessee, being the westerly 50 feet of Lot 8 in Subdivision of Lot 155, plan of Boyd Home Tract, of record in Book 84, page 453, Register's Office for said County.

Said lot fronts 50 feet on the south side of Hayes Street and runs back between parallel lines 165 feet, more or less, to an alley.

Tract 7:

Land in Davidson County, Tennessee, being the easterly one-half of Lot No. 11 on the Plan of the Subdivision of part of Lot No. 159, Boyd Home Tract, as of record in Book 84, page 453, Register's Office for said County.

Said part of Lot No. 11 fronts 50 feet on the southerly side of Hayes Street and extends back between parallel lines 165 feet to an alley.

Tract 8:

Land in Davidson County, Tennessee, being the easterly 30 feet of Lot No. 10 and the westerly one-half of Lot No. 11, as shown on the Plan of Subdivision of a part of Lot 155 of the Boyd Home Tract, as of record in Book 84, page 453, in the Register's Office for said County.

The said easterly 30 feet of Lot No. 10 and the westerly 50 feet of Lot No. 11 together front 80 feet on the southerly side of Hayes Street and runs back between parallel lines 165 feet to an alley.

Being the same property conveyed to Baptist Hospital by deed from St. Thomas Hospital of record in Book 4942, page 696, Register's Office for Davidson County, Tennessee; the said Baptist Hospital having since changed its name by Articles of Amendment of record as Instrument No. 20000906-0087961, Register's Office for Davidson County, Tennessee, the property is now vested in Baptist Hospital System, Inc.

Property No. 12
92-16-21.00
22.00, 24.00
25.00, 26.00
27.00, 28.00

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 84, page 453, Register's Office for Davidson County, Tennessee.