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

[Property No. 14]

Davidson County DEEDWARR
Recvd: 12/31/01 10:59 4pgs
Fees:23.00 Taxes:717.80
20011231-0144941

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

Send Tax Bills to
New Owner

Map and Parcel Nos.:
92-11-326.00

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 (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 326 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: _____
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 $194,000.00

_____
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

Land in Davidson County, Tennessee, being Lots 121 and 122 of Block No. 9 in Division "B" on the Plan of the Murphy Land Company Property, as of record in Book 161, page 126, Register's Office for said County. Said plan shows said property divided into blocks, but does not show the blocks subdivided into lots, and described according to a printed copy of an unregistered plan subdividing said blocks into lots, as follows:

Said Lot No. 121 fronts 50 feet on the east side of 21st Avenue North and extends back eastwardly between parallel lines, 170 feet to an alley in the rear.

Said Lot No. 122 fronts 56 feet on the easterly side of 21st Avenue North, formerly Vanderbilt Avenue, and runs back between parallel lines, with the northerly margin of Murphy Avenue, 170 feet to an alley.

Being the same property conveyed to Baptist Hospital, Inc., a Tennessee not-for-profit corporation, from Roger B. Burrus and Newton H. Lovvorn of record in Book 8409, page 812, 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.

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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 161, page 126, Register's Office for Davidson County.

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