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. 18]

Davidson County DEEDWARR
Recvd: 12/31/01 11:00 4pgs
Fees:23.00 Taxes:2083.10
20011231-0144946

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

Send Tax Bills to
New Owner

Map and Parcel Nos.:
92-11-75.00

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 2108 Charlotte Avenue, 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 $563,000.00

Affiant

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

Notary Public
My Commission Expires: 5/30/2004

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Property No. 18
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EXHIBIT A

Land in Davidson County, Tennessee, being Lot No. 1 of the Resubdivision of Lots 13, 14 and 15 of Burlington Heights of record in Plat Book 7900, page 183, Register's Office for Davidson County, Tennessee, and described by a survey of Robert B. Reed, Land Surveyor, Tennessee License No. 1558, dated September 1, 1994, as follows:

Beginning at an iron pin on the northerly margin of Charlotte Avenue, approximately 115 feet east of the centerline of 21st Avenue North and at the southeast corner of Lot No. 1 and the southwest corner of Lot No. 2 of said subdivision; thence along the northerly margin of Charlotte Avenue S 74°03' 04" W 74.75 feet to a concrete monument; thence around a curve having a radius of 15.0 feet, a distance of 23.55 feet to a concrete monument; thence N 16° 00' 00" W 117.31 feet to a concrete monument; thence around a curve having a radius of 20 feet, a distance of 31.61 feet to a concrete monument located in the southerly margin of a 12 foot alley; thence N 74° 33' 24" E 69.77 feet to an iron pin; thence S 15° 54' 50" E 151.70 feet along the line between Lots 1 and 2 of said subdivision to an iron pin, being the point of beginning.

Being the same property conveyed to Baptist Hospital, Inc., a Tennessee not-for-profit corporation by deed from Moore/Wooten Properties, a Tennessee partnership, of record in Book 9477, page 330, 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.

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 183, Register's Office for Davidson County.

3. Restrictive covenants of record in Book 7406, page 804, Register's Office for Davidson County, Tennessee.