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

[Property No. 22]

Davidson County DEEDWARR
Recvd: 12/31/01 11:01 4pgs
Fees:23.00 Taxes:1682.39
20011231-0144948

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

Send Tax Bills to
New Owner

Map and Parcel Nos.:
92-12-279.00

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 1928, 2920 and 1922 Church 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: _____
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 $454,700.00

_____
Affiant

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

_____
Notary Public
My Commission Expires: 5/30/2004

EXHIBIT A

Tract 1:

Land in Davidson County, Tennessee, being Lot No. 2 and the easterly 0.2 feet of Lot No. 1 on the Map of Murphy Land Company's Subdivision, Division "A", being a subdivision of Lot Nos. 260 and 261, of the Boyd Home Tract, as of record in Book 161, page 113, Register's Office for said County.

Said Lot No. 2 and part of Lot No. 1 adjoin and front together 50 feet on the north side of Church Street, as widened, and run back between parallel lines, 163 feet, more or less, to the south margin of an alley.

Being the same property conveyed to Baptist Hospital, Inc., a Tennessee not-for-profit corporation, by deed from Dr. Robert E. McClellan and Mr. David G. McClellan, of record in Book 9573, page 608, Register's Office for Davidson County, Tennessee.

Tract 2:

Land in Davidson County, Tennessee, being Lot Nos. 3 and 4 on the Plan of Murphy Land Company Division "A" Subdivision of Lot Nos. 260 and 261 Boyd Home Tract, as of record in Plat Book 161, page 113, Register's Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed to Baptist Hospital, Inc., by deed from Church Street Properties, a Tennessee general partnership, of record in Book 9969, page 537, 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 113, Register's Office for Davidson County, Tennessee.

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