Box 38

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

Davidson County DEEDWARR
Recvd: 05/06/02 14:55 5pgs
Fees:28.00 Taxes:6660.00
20020506-0055455

Address New Owner(s):
Premier Medical Center, LLC
707 2nd Avenue South
Nashville, TN 37210

Send Tax Bills to:
SAME

Map and Parcel:
Map: 147
Parcel: 10.00

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 consideration, the receipt of which is hereby acknowledged, WELLS FARGO BANK NORTHWEST, N.A. (f/k/a First Security Bank of Utah, N.A.), as Owner Trustee of the Baptist Hospital 1995 Trust (the "Grantor"), has this day bargained and sold, and does hereby transfer and convey to PREMIER MEDICAL CENTER, LLC, a Tennessee limited liability company, (the "Grantee"), its successors and assigns, the following described land in Davidson County, Tennessee, to-wit:

The tract or parcel of land located in Nashville, Davidson County, Tennessee and being more particularly described on Exhibit A attached hereto.

This is improved property known as 394 Harding Place, Nashville, Tennessee 37211.

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 and has a good right to convey it, subject to those matters set forth on Exhibit B attached hereto. 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.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

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IN WITNESS WHEREOF, Grantor has executed this instrument on this 2nd day of May, 2002.

WELLS FARGO BANK NORTHWEST, N.A.
(f/k/a First Security Bank of Utah, N.A.) as
Owner Trustee of the Baptist Hospital 1995
Trust

By: _____

Title: Vice President

STATE OF UTAH)
)
COUNTY OF Salt Lake)

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared Val T. Orton, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be Vice President of the WELLS FARGO BANK NORTHWEST, N.A. (f/k/a First Security Bank of Utah, N.A.), as Owner Trustee of the Baptist Hospital 1995 Trust, the within named bargainor, a national association, and that he as such Vice 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 Vice President.

Witness my hand and seal, at office in SALT LAKE City, Utah, this 2nd day of May, 2002.

_____
Notary Public

My Commission Expires: _____

NOTARY PUBLIC
DALYN CASTO
79 S. Main St., 3rd Floor
Salt Lake City, UT 84111
Commission Expires November 1, 2004
State of Utah

***

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $1,800,000.00.

Affiant

Subscribed and sworn to before
me this 2nd day of May, 2002.

Notary Public

My Commission Expires: _____

NOTARY PUBLIC
DALYN CASTO
79 S. Main St., 3rd Floor
Salt Lake City, UT 84111
Commission Expires November 1, 2004
State of Utah

EXHIBIT A

TRACT I:

Land in Davidson County, Tennessee, being Lot No. 7 as shown on the Final Plat Resubdivision of Lot 6 Harding Mall Village of record in Book 7900, page 634, Register Office for Davidson County, Tennessee.

Being the same property conveyed to First Security Bank of Utah, N.A., a national banking association, not individually but solely as Owner Trustee under the Baptist Hospital 1995 Trust, by deed from SGA Development Partnership, Ltd., a Texas limited partnership of record in Book 9648, page 117, Register's Office for Davidson County, Tennessee. Title vests in Wells Fargo Bank Northwest, N.A., a national banking association, as successor by merger of First Security Bank of Utah, N.A., a national banking association.

TRACT II:

Land in Davidson County, Tennessee, being Lot No. 6 as shown on the Final Plat Resubdivision of Lot 6 Harding Mall Village of record in Book 7900, page 634, said Register's Office.

Being the same property conveyed to First Security Bank of Utah, N.A., a national banking association, not individually but solely as Owner Trustee under the Baptist Hospital 1995 Trust, by deed from Harding Place Partnership of record in Book 9778, page 189, Register's Office for Davidson County, Tennessee. Title vests in Wells Fargo Bank Northwest, N.A., a national banking association, as successor by merger of First Security Bank of Utah, N.A., a national banking association.

Together with and subject to a perpetual, non-exclusive easement and right of way for vehicular and pedestrian ingress and egress as defined in the Cross-Access Easements, Slope Easement and Release Agreement of record in Book 9148, page 965, said Register's Office and as shown on the Final Plat of the Resubdivision of Lot 6, Harding Mall Village, of record in Book 7900, page 634, said Register's Office. Also, together with and subject to a perpetual, non-exclusive easement and right of way for vehicular and pedestrian ingress and egress as defined in the Cross-Access Easement Agreement of record in Book 9087, page 101, re-recorded in Book 9100, page 929, said Register's Office, as amended by First Amendment to Cross-Access Easement Agreement of record in Book 9776, page 984, said Register's Office.

EXHIBIT B

1. Taxes for the year 2002, which have been prorated and assumed by Grantee, a lien, not yet due and payable.

2. All matters as shown on Plat of record in Book 7900, page 634, and Book 7900, page 606, Register's Office for said County. (Tracts I and II).

3. Deed of Declaration of record in Book 4761, page 42, Register's Office for said County. (Tracts I and II).

4. Cross-Access Easement Agreement of record in Book 9087, page 101, re-recorded in Book 9100, page 929, as amended by First Amendment in Book 9776, page 984, Register's Office for said County. (Tract II).

5. Cross-Access Easements, Slope Easement, and Release Agreement of record in Book 9148, page 965, Register's Office for said County. (Tracts I and II).

6. All matter shown on that certain survey dated April 19, 2002 by Ragan Smith Associates, bearing Job No. 2002-044.

7. Terms, conditions and easements contained in Warranty Deed of record in Book 9163, page 372, Register's Office for said County (Tracts I & II).

8. Rights of Baptist CentraCare, Inc., Baptist Rehabilitation Services and St. Thomas Health Services as tenants under unrecorded leases.