Davidson County DEEDWARR
Recvd: 02/09/06 15:03 5 pgs
Fees:28.00 Taxes:1850.00
20060209-0016340

THIS INSTRUMENT PREPARED BY:
WHITE & REASOR, PLC (SLW)
3102 West End Avenue, Suite 1150
Nashville, Tennessee 37203

Address New Owner:	Send Tax Bills To:	Map-Parcel No.:
Middle Tennessee School of Anesthesia, Inc. 315 Hospital Drive Madison, Tennessee 37115	Same	Part of Map 52-3 Parcel 137

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Ten and No/100 ($10.00) Dollars, and other good and valuable consideration, receipt of all of which is hereby acknowledged, Adventist Health System/Sunbelt, Inc., a Florida corporation ("Grantor"), has this day bargained and sold, and does hereby transfer and convey unto Middle Tennessee School of Anesthesia, Inc., a Tennessee corporation ("Grantee"), certain real property in Davidson County, Tennessee, described on Exhibit "A" attached hereto and incorporated herein by this reference.

This is improved property known as 315 Hospital Drive, Madison, Tennessee 37115.

TO HAVE AND TO HOLD the said real property, together with all appurtenances and hereditaments thereunto belonging or in any wise appertaining to Grantee, its successors and assigns, in fee simple forever.

Grantor further covenants that Grantor is seized and possessed of the said real estate and has the right to convey it and binds itself and its successors to warrant and forever defend the title to said real estate to Grantee, its successors and assigns, against the lawful claims of all persons claiming by, through, or under Grantor (other than claims arising out of the matters set forth on Exhibit "B"), but not further or otherwise.

IN WITNESS WHEREOF, Grantor executed this instrument as of the 9th day of February, 2006.

GRANTOR:
Adventist Health System/Sunbelt, Inc.,
a Florida corporation

By: Jimm Burch
Title: Authorized Officer

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public for the State and County aforesaid, Jimm Burch, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Authorized Officer of Adventist Health System/Sunbelt, Inc and is authorized by said corporation to execute this instrument on its behalf.

Witness my hand, at office, this 9th day of February, 2006.

Steven L. West
Notary Public

My commission expires:

January 23, 2010

STEVEN L. WEST
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires Jan. 23, 2010

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $500,000.00.

S Phil Hunt
Affiant

SUBSCRIBED AND SWORN to before me, this 9th day of February, 2006.

Jan. 23, 2010
My Commission Expires

Steven L. West
Notary Public

STEVEN L. WEST
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires Jan 23, 2010

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No.5, on the Subdivision Plat of Revision One, Seventh Day Adventist & Tennessee Christian Medical Center, recorded at Instrument Number 20060131-0012138, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

Being part of the same property conveyed to Nashville Agricultural and Normal Institute, a Tennessee Corporation, by deed of record in Book 318, page 74, Register's Office for Davidson County, Tennessee. Title transfer to Southern Adventist Health Hospital System, Inc., a non-profit Florida corporation, by articles of merger and domestic and foreign corporation into Southern Adventist Health Hospital System, Inc., of record in Book 5011, page 962, said Register's Office and subject to a name change into Adventist Health System/Sunbelt, Inc., a Florida corporation, by Instrument of record in Book 5519, page 95, said Register's Office.

Together with Access Easement recorded in Book 9663, page 333, Register's Office for Davidson County, Tennessee.

EXHIBIT "B"

1. Taxes for the year 2006, a lien which are not yet due and payable.

2. All matters shown on the plat recorded as Instrument Number 20060131-0012138, Register's Office for Davidson County, Tennessee.

3. Any lien, or right to a lien, for services, labor, or material heretofore or hereafter furnished, imposed by law and not shown by the public records.

4. Proposed 50' Public Access Easement to be dedicated per Bill No. 095-1312, an Ordinance to Amend the Official Street and Alley Acceptance and Maintenance Map for the Metropolitan Government of Nashville and Davidson County, by closing Hospital Drive between Larkin Springs Road and Academy Road, (Proposal No. 95M-004G), all of which is more particularly described of record in Book 9663, page 319, (beginning on page 326), said Register's Office. Said easement being established by Access Easement recorded in Book 9663, page 333, said Register's Office.

5. Right of way for street purposes granted to The Metropolitan Government of Nashville and Davidson County, for the use and benefit of the Department of Public Works recorded in Book 11168, page 513, said Register's Office.

6. Stormwater Drainage Easement and Maintenance Agreement between Kentucky Tennessee Conference Association of Seventh Day Adventists, Inc., a Tennessee not-for-profit corporation and the Madison Campus Seventh Day Adventist Church and Adventist Health System/Sunbelt, Inc., a Florida not-for-profit corporation doing business as Tennessee Christian Medical Center, of record in Book 11376, page 213, Register's Office for Davidson County, Tennessee.