This instrument was prepared by:
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Nashville, Tennessee 37219

BILL GARRETT, Davidson County
Trans:T20120087807 DEEDWARRSP
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20121116-0105976

SPECIAL WARRANTY DEED

FROM: IKON DEVELOPMENT, LLC, a Tennessee limited liability company, Grantor

TO: BAPTIST HEALING HOSPITAL TRUST, a Tennessee not-for-profit corporation, Grantee

Address New Owner(s) as Follows:	Name and Address of the Person or Entity Responsible for the Payment of Real Property Taxes	Map-Parcel Numbers
Baptist Healing Hospital Trust Attention: Ms. Cathy Self 1919 Charlotte Avenue, Suite 320 Nashville, Tennessee 37203	Same	118-16-0-020.00

STATE OF TENNESSEE)
)
COUNTY OF Davidson)

The actual consideration for this transfer is ONE MILLION TWO HUNDRED FORTY-FIVE THOUSAND AND NO/100 DOLLARS ($1,245,000.00).

DAWN THRASHER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires July 6, 2015

Cathy Self
Affiant

SUBSCRIBED AND SWORN TO before me, this the 14th day of November, 2012.

Dawn Thrasher
Notary Public
My Commission Expires: July 6, 2015

FOR AND IN CONSIDERATION OF the sum of ONE MILLION TWO HUNDRED FORTY-FIVE THOUSAND AND NO/100 DOLLARS ($1,245,000.00), the receipt and sufficiency of which are hereby acknowledged, IKON DEVELOPMENT, LLC, a Tennessee limited liability company ("Grantor"), has bargained and sold, and by these presents does

transfer and convey unto BAPTIST HEALING HOSPITAL TRUST, a Tennessee not-for-profit corporation ("Grantee"), its successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, more particularly described on Exhibit A attached hereto and incorporated herein by this reference, together with all improvements, buildings and structures located thereon (the "Property").

The Property is improved property known as 2928 Sidco Drive, Nashville, Tennessee 37204.

This conveyance is expressly made subject to those matters more specifically set forth on Exhibit B attached hereto and incorporated herein by this reference.

TO HAVE AND TO HOLD the Property with the appurtenances, estate, title and interest thereto belonging to Grantee its successors and assigns forever.

And Grantor docs covenant with Grantee that Grantor is lawfully seized and possessed of the Property in fee simple and Grantor has a good right to convey the Property.

And Grantor does further covenant and bind Grantor its, successors and assigns to warrant and forever defend the title to the Property to Grantee its, successors and assigns against the lawful claims of all persons whomsoever claiming by, through or under Grantor (other than claims arising from the matters set forth on Exhibit B), but not further or otherwise. This conveyance is expressly made subject to the matters set forth on Exhibit B

[REMAINDER OF PAGE INTENTIONALLY LEFT BLANK]

Witness my hand this 14th day of November, 2012.

GRANTOR:

IKON DEVELOPMENT, LLC, a Tennessee limited liability company

By: _____
DAVE A. LEFEVE
President

STATE OF TENNESSEE)
)
COUNTY OF Davidson)

Before me, J. Trent Lehman, a Notary Public of said County and State, personally appeared DAVE A. LEFEVE, 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 (or other officer authorized to execute the instrument) of IKON DEVELOPMENT, LLC, the within named bargainor, a Tennessee limited liability company, and that he as such President executed the foregoing instrument for the purposes therein contained, by personally signing the name of the limited liability company by himself as President.

Witness my hand and seal, at Office in Nashville, Tennessee, this 14th day of November, 2012.

WILLIAMSON COUNTY, TENNESSEE ★ J. TRENT LEHMAN ★ NOTARY PUBLIC AT LARGE

_____
Notary Public
My Commission Expires: 11/24/13

EXHIBIT A

PROPERTY DESCRIPTION

Land in Davidson County, Tennessee, being Lot No. 73, on the Plan of Sidco, Section Two, of record in Book 2331, page 93, Register's Office for Davidson County, TN, to which plan reference is hereby made for a complete description thereof.

Being the same property conveyed to IKON Development LLC., by deed from J C Nwofia, LLC., recorded on May 25, 2007, of record in Instrument No. 20070525-0062344, Register's Office for Davidson County, Tennessee.

EXHIBIT B

ENCUMBRANCES

1. County and City taxes for 2012.

2. Declaration of Covenants, Conditions and Restrictions of record in Book 2489, Page 373, and Book 3789, 843, said Register's Office.

3. Subject to all matters appearing on the Plan of record in Book 2331, Page 93, said Register's Office.

4. Easement of record in Book 2486, Page 314, said Register's Office.

5. Easement to City of Nashville of record in Book 2244, Page 611, said Register's Office.

6. Railroad Right of Way of record in Book 2293, Page 555, said Register's Office,

7. Rights Reserved of record in Book 2152, Page 347, said Registers Office.

8. Ownership and Rights of Suburban Industrial Development Corporation of record in Book 2499, Page 79, said Register's Office.