BOOK 10608 PG 316

SPECIAL WARRANTY DEED

Address New Owner:	Send Tax Bills to:	Map and Parcel Nos.
ERUS, CORP. 710 Spencer Drive Murfreesboro, TN 37129	Same as New Owner	Map 83-1 Parccel 307

FOR VALUABLE CONSIDERATION, the receipt and sufficiency of which are acknowledged, **NORWEST BANK MINNESOTA, NA, AS TRUSTEE** ("Grantor"), has bargained and sold, and hereby transfers and conveys to **ERUS, CORP.** ("Grantee"), its successors, heirs and assigns, certain land in Davidson County, Tennessee, being more particularly described in Exhibit "A" attached hereto and incorporated herein by reference (the "Property").

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

This conveyance of the Property and all covenants and warranties contained herein, are made expressly subject to the following:

Any and all restrictions, easements, setback lines, conditions, etc. if any as may be set forth on the plat of John W. Love's Subdivision of Greenwood as of record in Book 332, Page 4 Register's Office for the aforesaid County.

Grantor covenants with Grantee that the Property is free from all encumbrances made by Grantor, except as may be set forth herein.

Grantor further covenants to warrant and forever defend title to the Property to Grantee, its successors, heirs, and assigns against the lawful claims of all persons claiming by, through, or under Grantor.

Executed this the 28th day of August, 1997.

D3483 47
IDENTIFICATION REFERENCE

97 SEP 15 AM 9:46
REGISTER
DAVIDSON CO. TN.

NORWEST BANK MINNESOTA, NA
AS TRUSTEE

BY: ELECTRONIC DATA SYSTEMS CORPORATION
ATTORNEY-IN-FACT

BY: Drew Walthall

Drew Walthall

TITLE: Vice President

XXXXXXX

XXXXXXX

SEE NEXT PAGE FOR NOTARY ACKNOWLEDGEMENTS

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lots No. 1 on the Map of John W. Love's Subdivision of Greenwood, as of record in Book 332, Page 4, Register's Office for Davidson County, Tennessee.

Said Lot No. 1 fronts 99 feet on the northerly side of Greenwood Avenue and runs back 180.7 feet on the easterly line and 174 feet on the westerly line with the easterly margin of Wilhoite Avenue to an alley, measuring 58.1 feet thereon.

Being the same property conveyed to Norwest Bank Minnesota, NA, as Trustee by Substitute Trustee's Deed from Arnold M. Weiss, Substitute Trustee of record in Book 10237, Page 87, Register's Office for Davidson County, Tennessee.

THIS IS IMPROVED PROPERTY KNOWN AS 1301 E. GREENWOOD AVENUE, NASHVILLE, TN 37206

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STATE OF North Carolina

COUNTY OF Guilford

Before me, the undersigned authority, a Notary Public within and for the State and County aforesaid, personally appeared Drew Walthall with whom I am personally acquainted and who upon his (his, her, their) oath (s) acknowledged himself (himself, herself, themselves) to be the Vice President and _____ of **ELECTRONIC DATA SYSTEMS CORPORATION, ATTORNEY-IN-FACT FOR NORWEST BANK MINNESOTA, NA**, the within named bargainor, a corporation, and that Drew Walthall as such Vice President and _____ as such _____ being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said Drew Walthall as such Vice President and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ Guilford County, North Carolina, on this the 28th day of August, 1997.

Karen Patricia Flynn
Notary Public

KAREN PATRICIA FLYNN
NOTARY PUBLIC
GUILFORD COUNTY, NC
Commission Expires 12/17/2000

My Commission Expires: 12-17-2000

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer or value of the property transferred, whichever is greater, is $25,000.00

Kevin McKenna as President of ERUS, Corp.
Affiant by Cotton McKenna as Atty in fact

Sworn to and subscribed before me this the 12th day of September, 1997.

Deanie L. Gregory
Notary Public

My Commission expires: 5/23/98

Mail

THIS INSTRUMENT PREPARED BY:
DEANIE L. GREGORY, ATTORNEY
GREATER NASHVILLE TITLE & CLOSING COMPANY
223 MADISON STREET, S. 102
MADISON, TN 37115

8415 09/15 0101 03CHECK 105.50

OFFICIAL RECEIPT

FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10608 PG 319

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT 25000.00
CON TX 92.50
PRFEE 1.00
WDEED 12.00
TOTAL 105.50
CHECK 105.50

09/15/97 01 09:45 0001 8415

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0348347
IDENTIFICATION REFERENCE

97 SEP 15 AM 9:46
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 1197850