BOOK 10703 PG 818

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NOS.
Erus, Inc. P.O. Box 1949 Brentwood, TN 37027	NEW OWNER	Map 106-13-O Parcel 079.00

This instrument prepared by: Robert J. Notestine III, Attorney
104 Woodmont Boulevard, Suite 115, Nashville, Tennessee 37205

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, I, John Robert Eidson, Jr., unmarried (the "Grantor") has bargained and sold, and by these presents do transfer and convey unto Erus, Inc., a Tennessee Corporation, (the "Grantee"), Grantee's successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, being more particularly described as follows, to wit:

Being Lot No. 9 on the Map of Glenrose Park, Subdivision, as for record in Book 974, page 98, Register's Office for said County.

Said Lot No. 9 fronts 50 feet on the southerly side of Vivelle Avenue and runs back between parallel lines 150 feet to an alley.

Being the same property conveyed to John R. Eidson and wife, Thelma E. Eidson by Warranty Deed from Maurice L. Young and wife, Mary S. Young of record in Book 4232, page 750, said Register's Office for Davidson County, Tennessee. The said John R. Eidson has since died on March 22, 1985 and upon his death, title was vested in Thelma E. Eidson as the sole surviving tenant by the entirety. The said Thelma E. Eidson has since died on November 5, 1994 and the interest in and to the property conveyed herein passed at the death of Thelma E. Eidson to John Robert Eidson, Jr. as her sole surviving heir. An Affidavit of Heirship was recorded in Book 9580, page 521, said Register's Office for Davidson County, Tennessee.

This description is the same as was used in the last deed of record.

This conveyance is subject to taxes for the year 1998 and subsequent years, easements and restrictive covenants of record.

This is improved property commonly known as 306 Vivelle Avenue, Nashville, TN 37210.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)
The actual consideration or value, whichever is greater for this transfer is $35,000.00.

Affiant

Subscribed and sworn to before me this 19th day of November, 1997.

Notary Public

My Commission Expires 1-24-98

4587

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantee, Grantee's successors and assigns, forever.

And Grantor does covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple; has a good right to convey it, and the same is unencumbered except as set forth hereinabove.

And Grantor does further covenant and bind himself, his heirs and assigns, to warrant and forever defend the title to the Property to the said Grantee, it's successors and assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantors have caused this Deed to be executed this 19th day of November, 1997.

x _____
John Robert Eidson, Jr.

STATE OF TENNESSEE}
COUNTY OF DAVIDSON}

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Thomas John Robert Eidson, Jr.**, the bargainor with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 19th day of November, 1997.

_____
NOTARY PUBLIC

My Commission Expires: 5/30/99

SHANNON OSBORNE NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

97 DEC -2 PM 1:19
FELIX Z. ... REGISTER
DAVIDSON COUNTY, TN.

IDENTIFICATION REFERENCE
0375419

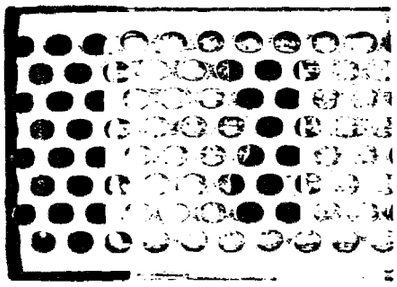
5980 12/02 0101 03CHECK 132.50

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE



RECEIVED OF _____

FOR _____

BOOK 10703 PG 920

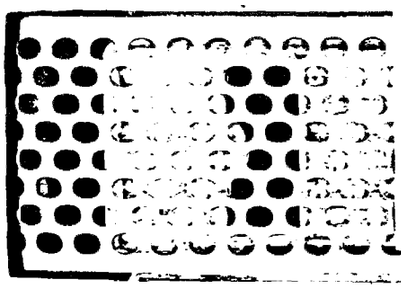
CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CHRT	35000.00
CON TX	129.50
PRFEE	1.00
UDEED	8.00
TOTAL	138.50
CHECK	138.50

12/02/97 01 13:19 0001 5960

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



0375419

IDENTIFICATION REFERENCE

97DEC -2 PM 1:19

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 1226788