This Instrument Prepared By: David M. Smythe
Second Floor, Pilcher Building
144 Second Avenue, North
Nashville, TN 37201
(615) 255-4849

SPECIAL WARRANTY DEED

Address New Owner(s) As Follows: Send Tax Bills To: Map-Parcel Nos.

ERUS, Inc.
P. O. Box 1949
Brentwood, TN 37024-1949

NEW OWNER

Map 60-12
Parcel 120

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $25,000.00.

Affiant as agent for ERUS INC.

Subscribed and sworn to before me, this 13th day of March, 1998.

Notary Public

My Commission Expires: 3-6-99

FOR AND IN CONSIDERATION of the sum of $25,000.00, cash in hand paid, and for other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, First American National Bank (hereinafter "Grantor") has this day bargained and sold, and does hereby transfer and convey unto ERUS, Inc., a corporation (hereinafter "Grantee"), its successors, heirs and assigns, certain real estate described as follows:

Land in Davidson County, Tennessee being part of the north part of Lot No. 10 on a Map showing the resubdivision of a 26.25 acre tract composed of Lots 5 to 12, both inclusive, and Lots 4 and 3 and certain streets and alleys not opened and never used, as shown on the Map of W. H. Dodd's Subdivision as per plat in Book 843, Page 99, Register's Office for said County, and described as follows:

BEGINNING at a point in the southerly margin of a 25 foot unused roadway 100 feet west of the easterly line of said Lot No. 10 as measured along the south margin of said roadway and being the northwest corner of the property conveyed to Paul G. Breedings and wife, by deed from John S. Bransford, et al, of record in Book 1055, Page 101, said Register's office; thence south 4 degrees 45 minutes west along Breedings west line 300 feet to a point in Breedings southwest corner and the common northerly corner of Lots Nos. 94 and 95 on the Map of Capitol View Subdivision, as of record in Book 974, Pages 53 and 53, said Register's office; thence north 83 degrees west along the north line of Lots Nos. 95 and 96 of said Capitol View Subdivision, 125 feet to a point in the north line of Lot No. 96; thence north 4 degrees 45 minutes east 300 feet to the south margin of said

25 feet unused roadway; thence with the margin of the same, south 83 degrees east 125 feet to the point of beginning.

Being the same property conveyed to First American National Bank by Substitute Trustee's Deed of record in Book 10809, Page 899, Register's Office for Davidson County, Tennessee.

This is improved property with a mailing and street address of 120 Hart Lane, Nashville, Tennessee 37207.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest to the said Grantee, its successors and assigns forever, and Grantor covenants that it is lawfully seized and possessed of said real estate, has good right to convey it, and that same is unencumbered except for those encumbrances of record, including, but not limited to, the following:

1. All Metropolitan Davidson County ad valorem property taxes for the property for 1997 will be paid by Grantor. Grantee assumes all 1998 ad valorem property taxes for the property;

2. All matters which would be disclosed by a survey;

3. All easements, restrictions, setback requirements or other conditions of record in the Davidson County Register of Deeds Offices; and

4. Grantee in accepting this Special Warranty Deed agrees the property is being purchased "AS IS - WHERE IS" and that the provisions of the Tennessee Residential Property Disclosure Act set out in Tenn. Code Ann. §66-5-201 et seq. have been waived and do not apply to this conveyance.

Grantor further covenants and binds itself, its successors and representatives to specially warrant and defend the title of said property only to the extent and from the date the Grantor acquired the subject property, to the said Grantee, its successors and assigns against the lawful claims of all persons claiming by, through or under Grantor.

IN WITNESS WHEREOF Grantor has executed this instrument by causing its name to be signed by a duly authorized officer this 12th day of March, 1998.

FIRST AMERICAN NATIONAL BANK

By: James E. Martin

Title: Vice President

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Before me, Donna MARIE Brooks, a Notary Public for the State TN of County aforesaid, personally appeared James E. MARTIN with whom I am personally acquainted, and who, upon oath, acknowledged himself to be a Vice President of First American National Bank, the within named bargainor, a corporation, and that he as such Vice President being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as Vice President.

Witness my hand and official seal at office this 12TH day of March, 1998.

Donna Marie Brooks
Notary Public

My Commission Expires: July 24, 1999

8874 03/20 0101 03CHECK 105.50

98 MAR 20 PM 2:55

04 15051

IDENTIFICATION REFERENCE

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

RECEIVED OF _____

FOR _____

BOOK 10848 PG 81

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
PRFEE 92501.00
WDEED 12.00
VOID
PRFEE 92501.00
CON TX 92.50
PRFEE 1.00
TOTAL 105.50
CHECK 105.50

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

03/20/98 01 14:54 0001 B874

0415051
IDENTIF. # REFERENCE

98 MAR 20 PM 2:55

REGISTER
DAVIDSON COUNTY, TN.

No. 1269216