ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NOS.
Jeffrey W. Brown 12 Stonewall Dr Mt Juliet TN 37122	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, Erus, Inc., a Tennesee Corporation (the "Grantor") has bargained and sold, and by these presents do transfer and convey unto Jeffrey W. Brown, (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 Erus, Inc., a Tennessee Corporation by Warranty Deed from John Robert Eidson, Jr., unmarried of record in Book 10703, page 918, 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 $36,750.00.

Affiant

Subscribed and sworn to before me this 27th day of November, 1998.

Notary Public

My Commission Expires 11-24-2001

NOTARY PUBLIC STATE OF TENNESSEE LARGE

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 heirs 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 itself, its heirs and assigns, to warrant and forever defend the title to the Property to the said Grantee, his heirs and assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has caused this Deed to be executed this 27th day of March, 1998.

ERUS, INC.

by: Erus, Inc, by agent Dottie McKenna

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 Dottie McKenna the bargainor with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, that she as agent for Erus, Inc., a Tennessee Corporation who acknowledged that he executed the within instrument for the purposes therein contained, by signing the name of the corporation by Dottie McKenna as agent.

WITNESS my hand and official seal at Nashville, Tennessee, this 27th day of March, 1998.

NOTARY PUBLIC

My Commission Expires: 3-6-99

VICKY SMITH NOTARY PUBLIC AT LARGE

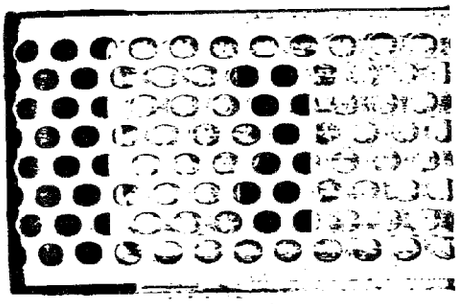
04 | 9463
IDENTIF. & REFERENCE

98 APR -1 AM 9:51

DAVIDSON COUNTY, TN.

3584 04/01 0101 03CHECK 144.97

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



RECEIVED OF _____

FOR _____

BOOK 10863 PG 965

CO - CONVEYANCE
MO - MORTGAGE
WD - WARRANTY DEED
TD - TRUST DEED

CC - CERTIFIED COPY
REL - RELEASE
UCC - UNIFORM COMMERCIAL CODE

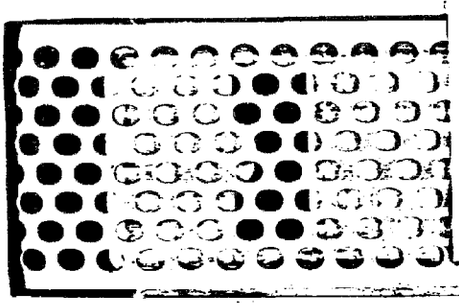
MISC - MISCELLANEOUS
CO TX - STATE TAX CONVEY
MO TX - STATE TAX MORT
PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT 36750.00
CON TX 135.97
PRFEE 1.00
WDEED 8.00
TOTAL 144.97
CHECK 144.97

04/01/98 01 09:53 0001 3584

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



04 19463
IDENTIF. # REFERENCE

98 APR -1 AM 9:51

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TEN.

No. 1273849