STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

I hereby declare that the actual consideration for this transfer, or the true value of the property transferred, whichever is greater, is $37,000.00.

AFFIANT

Sworn to and subscribed before me this 27th day of April, 1999.

NOTARY PUBLIC

NOTARY PUBLIC My commission expires: LARGE

My Commission Expires NOV. 24, 2002

Map and Parcel No. 92-13-429.00

Address of New Owner:
Wilson Enterprises, Inc.
302 42nd Avenue North
Nashville, TN 37209

Send Tax Notices To:
Same.

BOOK 11450 PG. 627

SPECIAL WARRANTY DEED

FOR GOOD AND VALUABLE CONSIDERATION, the receipt and sufficiency of which are hereby expressly acknowledged, the undersigned, AMERUS BANK, hereinafter referred to as Grantor, has bargained and sold, and by these presents do transfer and convey unto WILSON ENTERPRISES, INC., a Tennessee Corporation, hereinafter referred to as Grantee, its heirs and assigns forever, all of its right, title and interest in the following described real estate, situated in Davidson County, State of Tennessee, to wit:

See legal description, Attachment "A" hereto, made a part hereof.

This is improved property, known as 3509 Dakota Avenue, Nashville, TN 37209.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to said GRANTEE, its heirs and assigns forever; and we do covenant with the said GRANTEE that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and we do further fully warrant the title to said land, and will defend the same against the lawful claims of all persons whomsoever by, through and under the said GRANTEE, its heirs and assigns, but not otherwise. Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the premises. Wherever used herein, the singular form shall include the plural, the plural the singular, and the use of any gender-specific pronoun shall be applicable to all genders.

IN WITNESS WHEREOF, the said AMERUS BANK has hereunto set its signature, this 22 day of April, 1999.

AMERUS BANK

By: _____
Name: JAMES C. PALMER
Title: FIRST VICE PRESIDENT

STATE OF NEBRASKA)
COUNTY OF Douglas)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JAMES C. PALMER, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged such person to be 1ST VICE PRESIDENT (or other such officer authorized to execute this instrument) of AMERUS BANK, the within-named bargainor, a corporation, and that such 1ST VICE PRESIDENT, or other officer, as such 1ST VICE PRESIDENT, executed the foregoing Special Warranty Deed for the purposes and considerations therein contained, by personally signing the name of the corporation as 1ST VICE PRESIDENT

WITNESS my hand and official seal of office, at OMAHA, NEBRASKA, on this, the 22nd day of April, 1999.

GENERAL NOTARY-State of Nebraska
TIMOTHY J. ETHERINGTON
My Comm. Exp. June 28, 2002

NOTARY PUBLIC

My commission expires:

This Instrument Prepared By:
J. Wayne Thomas, Attorney at Law
RELS/Real Estate Loan Services of Tennessee, Inc.
1100 Kermit Drive, Suite 204
Nashville, TN 37217

When Recorded Return To:
RELS
1100 Kermit Drive, Suite 204
Nashville, TN 37217

Attachment "A": Legal Description.
Amerus Bank.

BOOK 11450 PG. 628

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to-wit:

LAND in Davidson County, Tennessee, being Lot No. 155 on the Plan of Hortense Place as of record in Book 161, page 167, Register's Office for said County.

SAID Lot No. 155 fronts 50 feet on the southerly side of Dakota, formerly 4th Avenue, and runs back between parallel lines 150 feet to an alley.

BEING the same property conveyed to Amerus Bank by Foreclosure Sale Deed from Philip M. Kleinsmith, Trustee, dated June 18, 1998, recorded July 21, 1998, in Book 11028, page 760, Register's Office for Davidson County, Tennessee.

Initials

05794453
IDENTIFICATION/REFERENCE
99 APR 28 AM 9:43
BILL GARNER
DAVIDSON COUNTY REGISTER
DAVIDSON COUNTY, TN.
RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR
PRINTING IN THIS DOCUMENT
UNSATISFACTORY WHEN RECEIVED
RECD 04/28 0101 RECORDED 147.50

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11450 PG. 629

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	CFEE - COMPUTER FEE	PRFEE - PROBATE FEE

05794S3

IDENTIFICATION REFERENCE

99 APR 28 AM 9:43

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

CAMT	37000.00
CON TX	136.90
PRFEE	1.00
MDEED	8.00
CFEE	2.00
TOTAL	147.90
CHECK	147.90

04/28/99 01 09:45 0001 8091

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1478014