Instr:200004040033618 Page: 1 OF 2
REC'D FOR REC 04/04/2000 12:35:38PM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $343.18

[ADDRESS NEW OWNER:]	[SEND TAX BILLS TO:]	[MAP-PARCEL NO.] 26B
Wade Kemp and	Right Mortgage Company	
Crystal Smith	106B West Hills Dr.	MAP:60-12
120B Hart Lane	Lebanon, TN 37087	
Nashville, TN 37207		PARCEL:234

[This instrument prepared by: Robert J . Notestine, III, Attorney, 104 Woodmont] [Boulevard, Suite 115, Nashville, Tennessee 37205 00-03-9999]

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 Tennessee Corporation, (The "Grantor") has bargained and sold, and by these presents do transfer and convey unto Wade Kemp, unmarried, and Crystal Smith, unmarried (The "Grantees") their heirs and assigns certain tract or parcel of land in Davidson County, State of Tennessee, being more particularly described as follows, to wit:

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 No. 94 and 95 on the Map of Capitol View Subdivision, as of record in Book 974, page 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 ERUS, Inc., by Warranty Deed from First American National Bank of record in Book 10848, page 78, 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:

1. **Taxes for the year 2000 and subsequent years,**
2. **Plan of record in Plat Book 8250, page 913, said Register's Office for said County.**

This is improved property known as 120B Hart Lane, Nashville, Tennessee 37207.

[STATE OF TENNESSEE)
[COUNTY OF DAVIDSON
[
[The actual consideration or value, whichever is greater for this
[transfer is $92,750.00
[
[
[Subscribed and sworn to before me this
[30th day of March, 2000.
[
[
[
[My Commission Expires: 1-25-2003

Affiant

Notary Public

DONALD E. KNEEN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantees, their heirs and assigns, forever.

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

And Grantor does further covenant and bind itself, its successors and assigns, to warrant and forever defend the title to the Property to the said Grantees, their heirs and assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has caused this Deed to be executed this 30th day of March, 2000..

ERUS, INC.
By: Ellen Vellum for ERUS Inc

STATE OF TENNESSEE}
COUNTY OF DAVIDSON}

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Dottie McKenna with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged themselves to be the Secretary of ERUS, Inc., and that he/she as such Secretary executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by themselves as Secretary.

WITNESS my hand and official seal at Nashville, Tennessee, this 30th day of March, 2000.

My Commission Expires 1-25-2003

NOTARY PUBLIC

DONALD E. KNEEN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.