ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NO.
120(A) Hart Lane Land Trust		MAP: 060-12-0
2824 Dilton Mankin Rd.	(same)	
Murfreesboro, TN. 37127		PARCEL: 120.00

This instrument prepared by: Robert J . Notestine, III, Attorney, Box 26B
104 Woodmont Boulevard, Suite 115, Nashville, Tennessee 37205 03-10600

Davidson County DEEDWARR
Recvd: 03/23/01 09:04 3pgs
Fees:15.00 Taxes:209.61

20010323-0028061

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 does transfer and convey unto, Eckhardt Exchange Corporation, Trustee for the 120A Hart Lane Land Trust (The "Grantee"), its heirs 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. 1 on the resubdivision of part of Lot 10, of W.H. Dodd's Subdivision of record in Plat Book 8250, page 913, said Register's Office for Davidson County, Tennessee.

Being part of the same property to ERUS, Inc., by Special Warranty Deed from First American National Bank of record in book 10848, page 78, said Register's Office for Davidson County, Tennessee.

This conveyance is subject to:

1. Taxes for the year 2001 and subsequent years,
2. Any and all matters of public record.

This is improved property known as 120(A)Hart Lane, Nashville, TN 37207.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater for this transfer is $56,650.00.

Affiant

Subscribed and sworn to before me this 15th day of March, 2001.

My Commission Expires: 2-19-03

Notary Public

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, its heirs and assigns, forever.

And Grantor does covenant with the said Grantee that the 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 herein above.

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, its heirs and assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has caused this Deed to be executed this 15th day of March, 2001.

ERUS, Inc.

By: [illegible], as secretary
for ERUS, a TN. Corp.

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, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who upon oath, acknowledged herself to be a Secretary of ERUS, Inc., and that s/he as such member executed the within instrument for the purposes therein contained by signing the name of the corporation by her/himself as a Secretary.

WITNESS my hand and official seal at Nashville, Tennessee, this 15th day of March, 2001.

Notary Public

My Commission Expires: 2-19-03