This Instrument Prepared By:

Thomas I. Bottorff, Attorney
5110 Maryland Way, Suite 200
Brentwood, TN 37027

WARRANTY DEED

ADDRESS NEW OWNER:
Erol Eryasa and Karla Eryasa
7936 Stallion Drive
Nashville, Tennessee 37221

SEND TAX BILL:
To Mortgagee

MORTGAGEE:
Boatmen's National Mortgage, Inc.
4041 Knight Arnold Road
Memphis, Tennessee 38118

MAP AND PARCEL:
MAP 128-10
GROUP
PARCEL 24.00

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, James Ashcraft and wife, Tina B. Ashcraft hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Erol Eryasa and wife, Karla Eryasa, hereinafter called the Grantees, their heirs and assigns, 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. 7 on the Plan of Stacy Square, Section 2, of record in Book 4175, page 30, Register's Office, Davidson County, Tennessee.

Being the same property conveyed to James Ashcraft by deed from James T. Lambros and wife, Susan H. Lambros of record in Book 7491, page 639, Register's Office for Davidson County, Tennessee.

This is improved property known as 7936 Stallion Drive, Nashville, TN 37221.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

This conveyance is further made subject to real property taxes for 1995 and subsequent years.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Erol Eryasa and wife, Karla Eryasa, their heirs and assigns, forever; and we, James Ashcraft, and wife, Tina B. does covenant with the said Grantees 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 covenant and bind ourself myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said Grantees, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this the 11th day of August, 1995. BOOK 9764 PG 453

James Ashcraft

Tina B. Ashcraft

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named James Ashcraft and wife, Tina B. Ashcraft, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within Warranty Deed for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee, this the 11th day of August, 1995.

NOTARY PUBLIC Robert M. Loffi

My Commission Expires: November 20, 1996

STATE OF TENNESSEE)
COUNTY OF WIILIAMSON)

The actual value or consideration, whichever is greater, for this transfer is $ 111,000.00.

AFFIANT

Subscribed and sworn to before me this 11th day of August, 1995.

NOTARY PUBLIC Robert M. Loffi

My Commission Expires: November 20, 1996

00090176

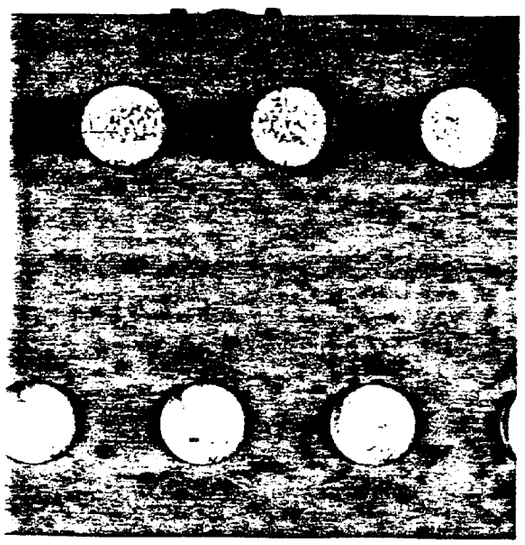
IDENTIF. ▲ REFERENCE

95 AUG 16 PM 2:10

FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TN.

3201 08/16 0101 03CHECK 419.70

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



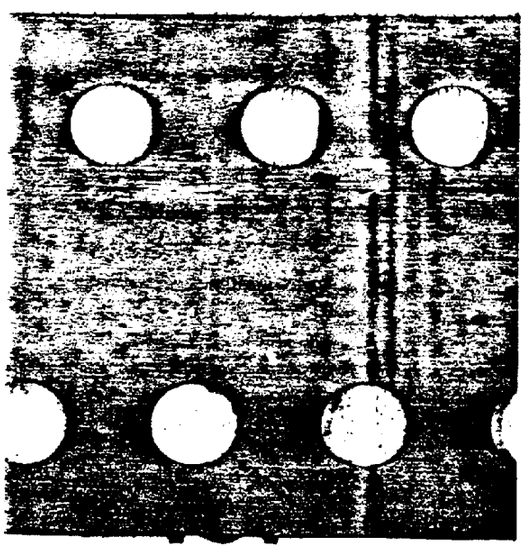
RECEIVED OF _____

FOR _____

BOOK 9764 PG 454

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
111000.00
CON TX 410.70
PRFEE 1.00
~~MTGFEE 8.00~~
~~TOTAL 419.70~~
CHECK 419.70

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

08/16/95 01 14:10 0001 3201

00901176
IDENTIF. ← REFERENCE

95 AUG 16 PM 2:11
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 942177