BOOK 11054 PAGE 122

THIS INSTRUMENT PREPARED BY:

Mail

Mitchell A. Watts, Attorney
2400 Crestmoor Road Suite 102
Nashville, Tennessee 37215

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $ 149,900.00

Affiant

MITCHELL A. WATTS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Subscribed and sworn to before me, this 3rd day of August 1998

Notary Public

My Commission Expires: 4-24-2001

Address New Owner:	Send Tax Bills To:	Map & Parcel Nos.
MICHAEL D. McGRAW 1015 Clayton Avenue Nashville, Tennessee 37204	SUNTRUST BANK, NASHVILLE, N.A. P.O. Box 305110 Nashville, Tennessee 37230	MAP 118-5B PARCEL 3

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of ONE HUNDRED FORTY NINE THOUSAND NINE HUNDRED AND NO/100---------- ($ 149,900.00) DOLLARS, cash in hand paid by the hereinafter named Grantee___, the receipt of which is hereby acknowledged, we , ROBERT JEFFREY DEAN AND WIFE, BARBARA CLAAS hereinafter called the Grantors , have bargained and sold, and by these presents do transfer and convey unto MICHAEL D. McGRAW, unmarried hereinafter called the Grantee___, his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

BEING Unit No. "C" and the Private Elements of Unit No. "C" in the Horizontal Property Regime of Clayton Avenue Condominiums, created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, and as established by a Master Deed of record in Book 10305, page 84, Register's Office for Davidson County, Tennessee, together with the undivided interest in the Common Elements appurtenant to said unit as set forth in said Master Deed to which plan reference is made for a more complete description of such unit.

BEING the same property conveyed to Robert Jeffrey Dean and wife, Barbara Claas, by deed from The Phoenix Building Group, Inc., a Tennessee corporation, of record in Book 10421, page 784, Register's Office for Davidson County, Tennessee.

0471476
IDENTIF. ↑ REFERENCE

98 AUG -5 PM 3:17
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

3139 08/05 0101 03CHECK 565.63

This is improved property known as 1015 Clayton Avenue, Nashville, Tennessee 37204

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

GRANTOR s COVENANT___ with the said GRANTEE___ that they are lawfully seized and possessed of said land in fee simple, ha ve good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated by the parties and assumed by Grantee(s).

2. Matters shown on the Plan of Clayton Avenue Condominiums of record in Book 10305 , page 84 , Register's Office for Davidson County, Tennessee.

GRANTOR s FURTHER COVENANT and bind themselves, their heirs and representatives to warrant and forever defend the title to the said GRANTEE, his heirs and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF we have hereunto set our hands on this the 3rd day of August, 19 98.

Robert Jeffrey Dean
ROBERT JEFFREY DEAN

Barbara Claas
BARBARA CLAAS

MITCHELL A. WATTS
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

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 ROBERT JEFFREY DEAN AND WIFE, BARBARA CLAAS, the bargainor s, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 3rd day of August, 19 98.

Mitchell A. Watts
Notary Public

My Commission Expires: September 29, 2001

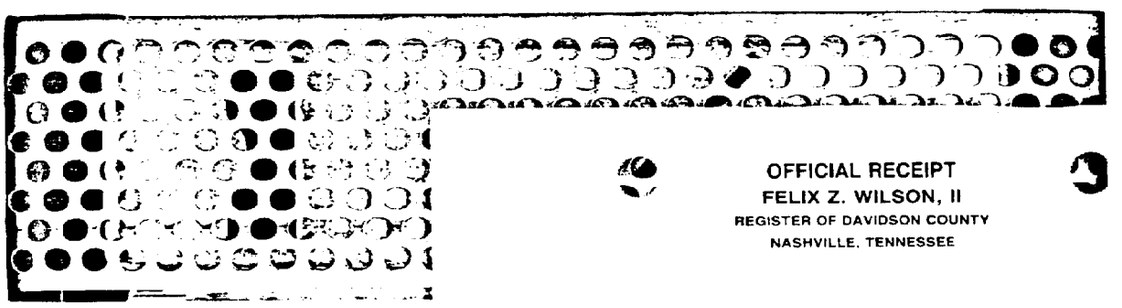
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal this _____ day of _____, 19 ____.

My Commission Expires: _____

Notary Public



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

RECEIVED OF _____

FOR _____

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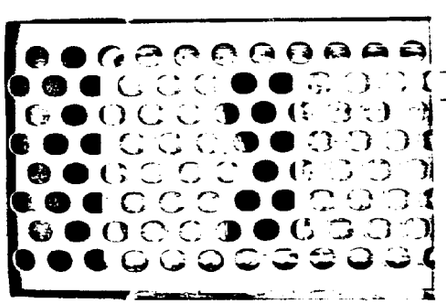
CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARR..NTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT 149900.00
CON TX 554.63
PRFEE 1.00
WDEED 8.00
CFEE 2.00
TOTAL 565.63
CHECK 565.63

08/05/98 01 15:18 0001 3139

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



04714476
IDENTIF. ↑ REFERENCE

98 AUG -5 PM 3:17
FELIX Z. WILSON II, REGISTER
DAVIDSON COUNTY, TN.

No. 1328730