THIS INSTRUMENT PREPARED BY:

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

PICK-UP

Instr:200007170070288 Page: 1 OF 2
REC'D FOR REC 07/17/2000 1:42:05PM
RECORD FEE: $11.00
T. TAX: $0.00 T. TAX: $599.40

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

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $ 162,000.00

Affiant

Subscribed and sworn to before me, this 3rd day of July, 2000

Notary Public

My Commission Expires: 9-29-01

Address New Owner:	Send Tax Bills To:	Map & Parcel Nos.
ERIC ESKIOGLU 1015 Clayton Avenue Nashville, Tennessee 37204	BANK OF AMERICA 2059 Northlake Parkway Tucker, Georgia 30084	MAP 118-5-B PARCEL 3

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of ONE HUNDRED SIXTY TWO THOUSAND AND NO/100---------- ($ 162,000.00) DOLLARS, cash in hand paid by the hereinafter named Grantee___, the receipt of which is hereby acknowledged, I , MICHAEL D. McGRAW, unmarried hereinafter called the Grantor___, have bargained and sold, and by these presents do transfer and convey unto ERIC ESKIOGLU, 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 of 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 Michael D. McGraw, unmarried, by deed from Robert Jeffrey Dean and wife, Barbara Claas, of record in Book 11054, page 122, Register's Office for Davidson County, Tennessee.

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___ COVENANT_s_ with the said GRANTEE___ that he is lawfully seized and possessed of said land in fee simple, ha_s_ a 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___ FURTHER COVENANTs__ and bind s himself ___, his___ 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 I have hereunto set my hand on this the 3rd day of July, 2000.

MICHAEL D. McGRAW

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

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 MICHAEL D. McGRAW, unmarried, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 3rd day of July, 2000.

My Commission Expires: September 29, 2001

Notary Public

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 _____.

My Commission Expires: _____

Notary Public