THIS INSTRUMENT PREPARED BY: MUDTER & PATTERSON ATTORNEYS-AT-LAW 2000 Richard Jones Rd., Ste. 110 Nashville, Tennessee 37215 FILE: Box 9B First Title and Escrow Company, Inc. FTEC No. 18129	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is: $142,500.00 Affiant Subscribed and sworn to before me, this 31st day of July, 2001. Notary Public My Commission Expires: 5-16-2005

NOTARY PUBLIC AT LARGE WILLIAMSON CO. TENN.

WARRANTY DEED

Address New Owner(s):	Send Tax Bills to	Tax Information
JAMES F. HOLT, JR. 3310 West End Ave., #500 Nashville, TN 37203	NEW OWNER	142-08-A 23.00 CO 09D02176

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, ELLIS ANTHON EFF AND WIFE, AYSE EMEL COSKUNES EFF, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to JAMES F. HOLT, JR., UNMARRIED, ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 111 Bear Track, Nashville, Tennessee 37221.

TO HAVE AND TO HOLD said real estate with the appurtenances, estate, title and interest thereto belonging to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Wherever used, this singular shall include the plural, the plural and singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 31st day of July, 2001.

Davidson County DEEDWARR
Recvd: 08/02/01 10:18 2pgs
Fees:13.00 Taxes:527.25

20010802-0082078

ELLIS ANTHON EFF

AYSE EMEL COSKUNES EFF

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ELLIS ANTHON EFF AND AYSE EMEL COSKUNES EFF, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand at office, this 31st day of July, 2001.

My Commission Expires

GERALD G. PATTERSON NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Notary Public

My Commission Expires
NOV. 29, 2003

EXHIBIT "A"

Land in Davidson County, Tennessee, being Unit 23 on the Plan of Phase I Coronada Townhome Condominiums of record in Plat Book 4860, page 20, Register's Office for said County, to which plan reference is made for a more complete description, together with the appurtenant interest in the common elements of Coronada, a condominium, a horizontal property regime established by Master Deed of record in Book 4901, page 679, amended in Book 5202, page 329, Book 5306, page 241, Book 5522, page 675, and Book 5869, page 269, said Register's Office.

Being the same property conveyed to Ellis Anthon Eff and spouse, Ayse Emel Coskunes Eff by deed from Jill Delores Bliek, unmarried of record in Book 9864, page 416, said Register's Office.

This conveyance is made subject to: (1) 2001 Taxes, which have been prorated and assumed by the Grantee; (2) Restrictions of record in Book 4901, page 679, amended in Book 5202, page 329, Book 5306, page 241, Book 5522, page 675, Book 5869, page 269; (3) Charter of record in Book 4902, page 938, Book 6132, page 118, Book 7694, page 733; (4) Easement of record in Book 4788, page 761, Book 4816, page 965 and Book 4816, page 968 and Book 9045, page 954; and (5) All matters appearing on the Plan of record in Plat Book 4860, page 679, said Register's Office.