THIS INSTRUMENT PREPARED BY:

MITCHELL A. WATTS, ATTORNEY
2400 Crestmoor Road Suite 102
Nashville, Tennessee 37215

Davidson County DEEDWARR
Recvd: 05/10/07 12:16 2 pgs
Fees:13.00 Taxes:999.00

20070510-0056223

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $*****270,000.00

Affiant

Subscribed and sworn to before me this 7th day of May, 2007.

Notary Public

JASON CHAFFIN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE

My Commission Expires: 03/22/2008

ADDRESS OF NEW OWNER	**SEND TAX BILLS TO**	**MAP & PARCEL NOS.**
Colin G. Crosby 1015 Clayton Avenue Nashville, Tennessee 37209	Bank of America 900 W. Trade Street Charlotte, NC 28255	MAP 118-05-0 B PARCEL 003.00 CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Two Hundred Seventy Thousand and 00/100 dollars ($***270,000.00) cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, I, Eric Eskioglu, unmarried, (hereinafter called the "GRANTOR"), have bargained and sold, and by these presents do transfer and convey unto Colin G. Crosby, 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 an undivided interest in the Common Elements appurtenant to said unit as set forth in said Master Deed to which plan reference is hereby made for a more complete description of such unit.

BEING the same property conveyed to Eric Eskioglu, unmarried, by deed dated July 03, 2000, from Michael D. McGraw, unmarried, of record as Instrument No. 20000717-0070288 in the 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 COVENANTS with the said GRANTEE that he 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 follows:

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

2. Matters, if any, shown on the Master Deed of record in Book 10305, Page 84 Register's Office for Davidson County, Tennessee.

3. Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property.

GRANTOR FURTHER COVENANTS and bind himself, his heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, his heirs and assigns, against the lawful claims of all persons whomsoever.

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

IN WITNESS WHEREOF I have hereunto set my hand on this the 7th day of May 2007.

Eric Eskioglu

By: Keith Merrill, Attorney in Fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Keith Merrill, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Eric Eskioglu, and acknowledged that he executed the same as the free act and deed of the said Eric Eskioglu.

WITNESS my hand and seal this 7th day of May, 2007.

Notary Public

My Commission Expires:

9-30-09

MITCHELL A. WATTS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY