This Instrument Prepared By:

Peter M. Oldham
Harwell Barr Martin & Stegall
172 Second Avenue North
Nashville, TN 37219

The Mortgagee Is:

First American National Bank
First American Center
Nashville, Tennessee 37237

Address New Owner:

Ilbey Kaya, Trustee
6501 Harding Road, Apt. W-12.
Nashville, TN. 37205

Send Tax Bills To:

Same

Map-Parcel Numbers

Map 130-1
Parcels 49 and 50

BOOK 7339 PAGE 909

WARRANTY DEED

FOR AND IN CONSIDERATION of Ten and No/100 ($10.00) Dollars and other good and valuable consideration, the receipt of all of which is hereby acknowledged, Dortch Oldham, the Grantor herein, has bargained and by these presents does transfer and convey unto Ilbey Kaya, Trustee, the Grantee herein, his successors and assigns, with full power to sell, transfer, convey, mortgage or encumber in any manner whatsoever all without joinder of any other party, certain tracts of land in Davidson County, Tennessee described in Exhibit "A" which is attached hereto and incorporated herein by this reference (the "Property").

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject to those matters set forth in Exhibit "B" which is attached hereto and incorporated herein by this reference.

This is improved property, known as 5211-5215 Harding Road, Nashville, Tennessee.

TO HAVE AND TO HOLD the said tracts or parcels of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs, successors and assigns, forever. Grantor does covenant 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 herein set forth. Taxes for 1987 are to be prorated as of the date of this deed. Grantor does further covenant and bind himself, his heirs and representatives to warrant and forever defend the title to the said land to the said Grantee, his heirs, successors and assigns against the lawful claims of all persons, whomsoever.

60910

IDENTIFICATION REFERENCE

AUG 31 2 35 PM '87

DAVIDSON COUNTY, TN

RUSH

WITNESS my hand this 28th day of August, 1987.

Dortch Oldham

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Ruth Arnold, a Notary Public of said county, Dortch Oldham, the within named 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, at office, this 28th day of August, 1987.

Ruth Arnold
Notary Public

My Commission Expires:

March 11, 1991

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer or value of property (whichever is greater) is $635,000. This is equal to or greater than the property would bring at a fair and voluntary sale.

Dortch Oldham
Affiant

Sworn to and subscribed this 28th day of August, 1987.

Ruth Arnold
Notary Public

My Commission Expires:

March 11, 1991

PMO/fss

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lots Nos. 11, 12, 13, 14 and the South 15 feet of Lot No. 10 on the Map of H.B. Alexander's Subdivision of part of Lot No. 160 on the Map of Bransford Realty Company's Belle Meade Golf Links Subdivision, of record in Book 843, page 27, Register's Office for said County, and a strip of ground 20 feet in width, being a part of Lot No. 160 on the Map of Bransford Realty Company's Belle Meade Golf Links Subdivision, of record in Book 421, pages 94 and 95, Register's Office for said County, which lies immediately east of the above lots in said Alexander's Subdivision, and all described together as follows:

Beginning at the Northeast intersection of the present East right-of-way line of the Memphis-Bristol Highway or the Harding Road, and Harding Place or Westover Drive, said point being 8 feet East of the original Southwest corner of Lot No. 14 of said Alexander's Subdivision; thence Easterly, along the North margin of Harding Place or Westover Drive, 112 feet to a point at the Southeast corner of said 20-foot strip taken out of Lot No. 160; then Northerly, parallel to the Easterly lines of Lots 14, 13, 12, 11 and 10 of said Alexander's Subdivision and 20 feet East of the East line of said Lots, Northerly 215 feet to a point; thence Westerly 20 feet to a point in the East line of said Lot No. 10 of said Alexander's Subdivision, which is 15 feet North of the common Easterly corner of Lots Nos. 10 and 11 and continuing Westerly, parallel to the line between Lots Nos. 10 and 11, 101 feet, more or less, to the Easterly margin of the Memphis-Bristol Highway, or Harding Road; thence with the margin of the same Southerly 50 feet to a point, the Northwest corner of an 8-foot strip of ground taken for the widening of said highway; thence Easterly 8 feet to a point which is 15 feet North of the line between Lots Nos. 11 and 12; thence along the margin of said highway as widened Southerly 165 feet to the point of beginning.

Being the same property conveyed to George N. Spiva and North American Properties, Inc., a Tennessee corporation, tenants in common, each with a 50% undivided interest, by deed from Sarah P. Washington, of record in Book 6661, Page 13, Register's Office for Davidson County, Tennessee. Being the same property conveyed to Dortch Oldham by deed from George N. Spiva and North American Properties, Inc., a Tennessee corporation, tenants in common, each with a 50% undivided interest, of record in Book 7283, Page 315, Register's Office of Davidson County. The above property is not the usual place of residence of Dortch Oldham.

EXHIBIT "B"

1. Taxes for 1987, which have been prorated between the parties and are assumed by the Grantee.

2. Easement for flow of Richland Creek at the southeast corner of subject property.

3. Right of First Refusal of record in Book 6773, Page 732, Register's Office for Davidson County, Tennessee, as assigned to Dortch Oldham by instrument of record in Book 7286, Page 726, Register's Office for Davidson County, Tennessee.

4. Memorandum of Lease by and between George N. Spiva and North American Properties, Inc., as lessor, and James E. Lawson, Jr., and James E. Lawson, III, as lessee, of record in Book 6780, Page 763, Register's Office for Davidson County, Tennessee; as assigned by George N. Spiva and North American Properties, Inc. to Dortch Oldham by instrument of record in Book 7286, Page 722, Register's Office for Davidson County, Tennessee.

OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7339 PAGE 913

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

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL

635000.00 CAMT.
1778.00 CSTAX
.50 PRFEE
12.00 WDFEE
CHECK 1790.50-
/587A00/31787 [illegible] .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

60910

IDENTIFICATION REFERENCE

AUG 31 2 35 PM '87

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN

No. 11379