WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE
IS GREATER, FOR THIS TRANSFER IS

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th DAY OF June 19 96

Notary Public

MY COMMISSION EXPIRES: June 1998
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
BEATY TITLE BRENTWOOD, INC., 5550 FRANKLIN ROAD, SUITE 103, NASHVILLE, TN 37220

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
BUNYAN L. RUDD (NAME)	Same (NAME)	MAP 135-00
2247 SMITH SPRINGS RD (ADDRESS)	(ADDRESS)	PARCEL 353
NASHVILLE, TENNESSEE 37211 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, ZEKI ARABACI AND WIFE, VICTORIA ARABACI

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO, BUNYAN L. RUDD AND WIFE, CHARLOTTE RUDD

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

See Attached Exhibit "A"

0193669
IDENTIFICATION REFERENCE

96 JUN 18 AM 9:43
FELIX ... REGISTER
DAVIDSON COUNTY, TN.

MAIL ENV.

unimproved ( )
This is improved (X) property, known as 2247 SMITH SPRINGS RD, NASHVILLE, TENNESSEE 37211
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hand s this 13th day of June 19 96

ZEKI ARABACI

VICTORIA ARABACI

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 ZEKI ARABACI AND WIFE, VICTORIA ARABACI

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 at NASHVILLE, Tennessee, this 13th day of June, 19 98.

Commission expires June 10, 1998

Notary Public

STATE OF TENNESSEE
COUNTY OF

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(s) 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 at office at _____ on this the _____ day of _____ 19_____.

My commission expires _____

Notary Public

4537 06/18 01:01 03CHECK 120.30

EXHIBIT "A"

BOOK 10089 PG 573

A Certain tract or parcel of land in Davidson County, Tennessee, described as follows to wit:

Tracts of land in Davidson County, Tennessee, described as follows:

TRACT 1:

Containing 1.13 acres more or less, bounded on the north by Jones and Smith Springs Road; on the east by Bloodworth; on the south by Stephenson and on the West by Metro Government and Jones, and being shown as Parcel 229, Map 135, on the Metropolitan Government of Nashville, and Davidson County Mapping Systems.

TRACT 2:

Being Lot No. 1 of the P. M. Corbet Property of record in Book ___, page ___, (not of record) Register's Office for Davidson County, Tennessee, described as follows:

Beginning at a concrete monument in the southerly margin of Smith Springs Road, said monument being the common front corner of Lots 1 and 2; thence with a line between said two lots, South 00 degrees 25' East 391.19 feet to aniron pin being the common rear corner of Lots 1 and 2; thence North 87 degrees 15' West 69.97 feet to an iron pin; thence North 00 degrees 25' West 391.74 feet to a concrete monument in the southerly margin of Smith Springs Road, Southy 86 degrees 48' East 70.00 feet to the point of beginning.

INCLUDED in the above described property but excepting therefrom the property conveyed to Metropolitan Government of Nashville & Davidson County, Tenessee by Gungor Eryasa, of record in Book 8353, page 305, Register's Office for Davidson County, Tennessee, described as follows:

Beginning at a point on the existing south right-of-way line of Smith Springs Road on the common line of Eryasa and George W. Jewell said point being 19 feet south of centerline survey station 41+54 and proceeding as follows:

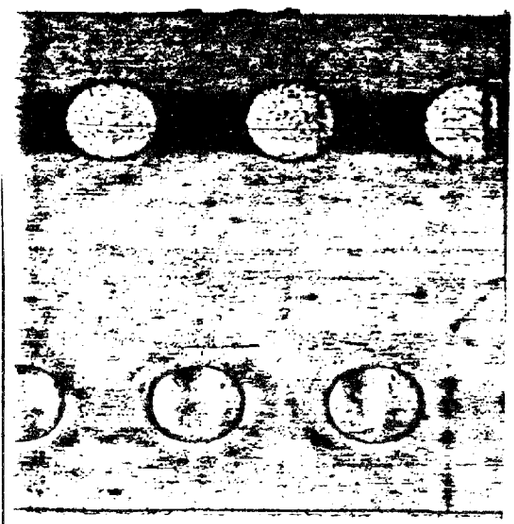
1. Southwardly with the common line of Eryasa and Jewel a distance of 6 feet to the new right-of-way line of Smith Springs Road; thence;

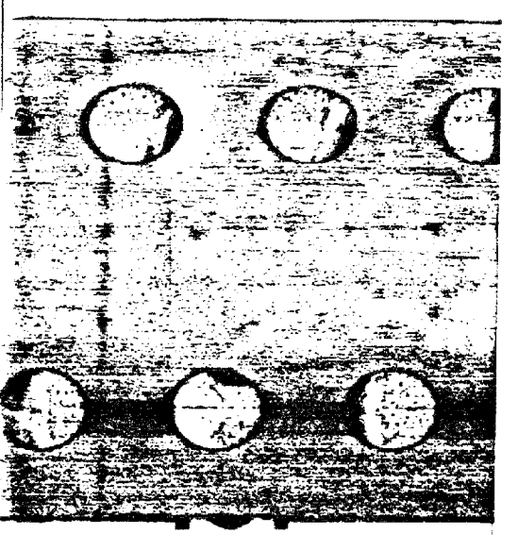
2. Westwardly with a line 25 feet south of and parallel to the centerline and a 3293.32 foot radius curve to the right a distance of 78 feet to a point on the common line of Eryasa and Donald W. Stephenson; thence;

3. Northwardly with the line between Eryasa and Stephenson a distance of 6 feet to a point on the existing south right-of-way line of Smith Springs Road that is 19 feet south of centerline survey station 40+74; thence,

4. Eastwardly with the existing south right-of-way line of Smith Springs Road a distance of 78 feet to the point of beginning and containing 470 square feet or 0.01 acres, more or less.

Being the same property conveyed to Zeki Arabaci, a married man, from Zeki Arabaci and wife, Victoria G. Arabaci by Quitclaim Deed of record in Book 9726, page 988, Register's Office for Davidson County, Tennessee.





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

RECEIVED OF _____

FOR _____

BOOK 10089 PG 574

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY 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 29000.00
				CON TX 107.30
				PRFEE 1.00
				WDEED 12.00
				TOTAL 120.30
				CHECK 120.30
			06/18/96 01	09:45 0001 4537

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0193669
IDENTIF. # REFERENCE

96 JUN 18 AM 9:43

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 1052339