PREPARED BY (AND RETURN TO):

WILKINS & IVEY
Attorneys At Law
2405 Crestmoor Road; P.O. Box 150157
Nashville, Tennessee 37215-0157
Ph. (615) 298-3312 - Fax. 292-8746

BOOK 10754 PG 866

W & I Ref: (sk) Title No: 39529
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Donald W. Sibrel 4487 Post Place, Unit 62 Nashville, TN 37205	SAME

TAX MAP-PARCEL NUMBERS: 103-15-B-62

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$ 101,000.00,** cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Sencer Kosereisoglu, unmarried,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Donald W. Sibrel,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

A Condominium Apartment in Davidson County, Tennessee, being Unit No. 62 of Lion's Head Condominium Apartments, a horizontal property regime pursuant to the Tennessee Horizontal Property Act, as shown on the Plan to the Master Deed of record in Book 5200, Page 82, Register's Office for said County, to which source reference is hereby made for more complete details of description, together with the said Apartment's appurtenant undivided interest in the general and limited common elements of the Condominium.

BEING the same property conveyed to Sencer Kosereisoglu by deed from Saban Karamanci of record in Book 7588, Page 419, Register's Office for Davidson County, Tennessee.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

The property herein conveyed is subject to the restrictions, easements, liens and other matters set forth in the Master Deed and By-Laws of record in Book 5390, Page 70, Book 5340, Page 121, Book 5342, Page 683, said Register's Office, and to the matters set forth in the referenced Condominium Plan of record.

This conveyance is subject to: Agreement for Dedication of Easement for sanitary sewer and/or storm drainage to the Metropolitan Government of Nashville and Davidson County of record in Book 6909, Page 212 and Book 7196, Page 827 said Register's Office; Easement for sewer line purposes granted K. C. Club Incorporated of Nashville, Tennessee, by the most Rev. William L. Adrian, Bishop of Nashville, of record in Book 3224, Page 527, and Book 3376, Page 102, said Register's Office; Easement to construct and maintain a pipe line for natural gas granted Nashville Gas Company, a Tennessee corporation, by the Most Rev. William L. Adrian, Roman Catholic Bishop of the Diocese of Nashville, of record in Book 3969, Page 788, said Register's Office, the location of which is shown on Page 789; Overhead line easement granted Metropolitan Government of Nashville and Davidson County, acting by and through the Electric Power Board of said Government by grant from David M. Carney and wife, of record in Book 4995, Page 32, said Register's Office; Easement granted Metropolitan Government of Nashville and Davidson County, Tennessee, acting by and through the Electric Power Board of said Metropolitan Government by grant from David M. Carney and wife, of record in Book 4889, page 140, Register's Office for said County; A 20-foot sewer easement across the southeasterly portion of premises and across the northeasterly portion of premises, a 20-foot gas line easement (said easement extends across the center portion of the subject property and has a varlo width at its northeasterly extremity), Richland Creek (the rights of upper and lower riparian owners to the free and unobstructed flow of the water of Richland Creek extending through the subject property without diminution or

pollution), a Nashville Electric Service Easement along the northeasterly line of premises, and an owner's certificate, as depicted on the survey made by James L. Murphy, Jr., and Co., dated June 5, 1974, and as shown on survey made by E. Ralph Roberson, Jr., May 5, 1976, and as appears on the Plan of the David M. Carney Development, of record in Book 4675, Page 134, Register's Office for Davidson County, Tennessee;

This instrument is executed on behalf of Sencer Kosereisoglu by Mark Haden as Attorney in Fact pursuant to a Power of Attorney being recorded concurrently herewith. The affidavit of said Attorney in Fact is attached as "Exhibit A" and Certificate of Confirmation of Sencer Kosereisoglu is attached as Exhibit "B" to or on this instrument and incorporated herein by reference.

This is improved property, known as: 4487 Post Place, Unit 62, Nashville, TN 37205

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 7th day of January, 1998.

Mark Haden ATTY-IN FACT. Teresa Millstein

Sencer Kosereisoglu, By: Mark Haden, Atty-In-Fact

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 101000.00

Mark Haden ATTY-IN FACT.
Affiant

Sworn and subscribed before me on the 7th day of January, 1998.

Teresa Millstein
Notary Public

My Commission Expires: _____

NOTARY PUBLIC COMMONWEALTH OF PENNSYLVANIA

Notarial Seal
Teresa Millstein, Notary Public
Yardley Boro, Bucks County
My Commission Expires Oct 14, 2001

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 **Mark Haden**, with whom I am personally acquainted (or whose identity was proved to me on the basis of satisfactory evidence), and who acknowledged the execution of the within instrument on behalf of **Sencer Kosereisoglu**, as Attorney-in-Fact, as a free act and deed of the said Principal(s).

Witness my hand and official seal at Nashville, Tennessee, this the 9th day of January, 1998.

Teresa Millstein
Notary Public

My Commission Expires:

Notarial Seal
Teresa Millstein, Notary Public
Yardley Boro, Bucks County
My Commission Expires Oct. 14, 2001

TERESA MILLSTEIN
COMMONWEALTH OF PENNSYLVANIA
NOTARY

EXHIBIT "A"
To
WARRANTY DEED

FROM: Sencer Kosereisoglu

TO: Donald W. Sibrel

A F F I D A V I T

The undersigned Affiant, being first duly sworn, deposes and says as follows:

1. That the document to which this affidavit is exhibited was executed by the undersigned as attorney-in-fact for the principal(s) thereon shown.

2. That the execution is proper and within the scope of the power-of-attorney referenced in the instrument.

3. That at the time of execution of said document the Affiant had no knowledge or notice of the termination of the power-of-attorney, either by revocation or by a principal's death, disability, or incapacity.

Further the Affiant Saith not.

Mark Haden ATTY-IN FACT.
Mark Haden, Affiant

Sworn to and subscribed before me this

9th day of January, 1998.

Teresa Millstein
Notary Public

My Commission Expires:

Notarial Seal
Teresa Millstein, Notary Public
Yardley Boro, Bucks County
My Commission Expires Oct. 14, 2001

COMMONWEALTH OF PENNSYLVANIA

98 JAN 12 PM 12:41
FELIX E. DAVIDSON REGISTER
DAVIDSON COUNTY, TN.

0389257
IDENTIFICATION REFERENCE

Wldoc: PAS Exhib WD—9/91
Wldoc: Deed Wty—12/92

THIS INSTRUMENT PREPARED BY:
Wilkins and Ivey, Attorneys
2405 Crestmoor Road; P. O. Box 150157
Nashville, TN 37215-0157
Ph.(615) 298-3312 - Fax 292-8746

BOOK 10754 PG 869

Exhibit "B" to Warranty Deed

CERTIFICATE

I, the undersigned Sencer Koesereisoglu, certify that I signed a document called a Power of Attorney on October 31, 1980, for the purpose of giving Mark Haden authority to do business for me in my name, including the purchase and sale of real estate, and to sign my name on all documents that needs to sign in name. The Document is recorded in Book 5678, page 669, in the Register of Deeds" Office in Davidson County, Tennessee, United States of America. The document says that the power given will last until I record another paper which cancels and takes away the power to act in my name.

I have not done anything to take away the power of Mark Haden, and I wish anyone to be able to do business with him where he buys and sells property in my name and signs my name for me. I understand that people are buying my property in Nashville, Tennessee at Lions Head Condominiums and that they will pay only if I tell them that he may still sign my name and act for me.

This certificate is signed by me for the purposes stated on the date _____, 1997 in 03.25, Germany.

X _____
Sencer Koesereisoglu

XX _____
WITNESS

1092 01/12 0101 03CHECK 390.70

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

RECEIVED OF _____

FOR _____ BOOK 10754 PG 870

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
101000.00
CON TX 373.70
PRFEE 1.00
WDEED 16.00
TOTAL 390.70

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 390.70

01/12/98 01 12:48 0001 1092

0389257
IDENTIFICATION REFERENCE

98 JAN 12 PM 12:41
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No.1241748