0554395

4 REFERENCE

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
E-mail: wilkins.ivey@home.com

99 MAR -1 PM 1:55

W & I Ref: (sk) Title No: 40731
Dav. Co. File: Box 8

BOOK 11360 PG. 273

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Joe W. Giles 4487 Post Place Nashville, TN 37205	Union Planters Mortgage One Burton Hills, Suite 180 Nashville, TN 37215

TAX MAP-PARCEL NUMBERS: 103-15-B-88

3561 03/01 0101 03CHECK 392.40

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$ 102,000.00,** 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 **Joe W. Giles,** 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. 88 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 413, 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 5340, 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 Hayden as Attorney in Fact pursuant to a Power of Attorney being recorded in Book 5678, Page 669 and Certificate of Confirmation of record in Book 10754, Page 869, Register's Office for Davidson County, Tennessee. The affidavit of said Attorney in Fact is attached as "Exhibit A" to or on this instrument and incorporated herein by reference.

This is improved property, known as: 4487 Post Place, 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 24 day of February, 1999.

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

State of Florida
County of Palm Beach

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Mark Hayden**, 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~~ Palm Beach, Florida this the 24 day of February, 1999.

Notary Public

My Commission Expires: 6-17-01

Hugh Murphy
Notary Public, State of Florida
Commission No. CC 647012
My Commission Exp. 06/17/2001
1 NOTARY - Fla Notary Service & Bonding Co.

State of Tennessee
County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 102,000.00

Affiant

Sworn and subscribed before me on the 26th day of February, 1999.

PERCY WILKINS, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Notary Public

My Commission Expires: EXP. 5-28-2001

EXHIBIT "A"
To
WARRANTY DEED

BOOK 11360 PG. 275

FROM: Sencer Kosereisoglu

TO: Joe W. Giles

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 Hayden, Affiant

Sworn to and subscribed before me this

24 day of February, 1999.

Hugh Murphy
Notary Public

My Commission Expires: 6/17/01

NOTARY PUBLIC STATE OF FLORIDA
Hugh Murphy
Notary Public, State of Florida
Commission No. CC 647012
My Commission Exp. 06/17/2001
1-800-3-NOTARY - Fla. Notary Service & Bonding Co.

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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	CFEE	COMPUTER FEE	PRFEE	PROBATE FEE

BOOK 11360 PG. 276

0554395

CROSS REFERENCE

99 MAR -1 PM 1:55

CAMT 102000.00
CON TX 377.40
PRFEE 1.00
WDEED 12.00
CFEE 2.00
TOTAL 392.40
CHECK 392.40

03/01/99 01 13:53 0001 1561

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1430753