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Instr:200004140037681 Page: 1 OF 4
REC'D FOR REC 04/14/2000 9:58:36AM
RECORD FEE: $19.00
M. TAX: $0.00 T. TAX: $592.00

THIS INSTRUMENT PREPARED BY: **Wesley D. Turner** **GULLETT, SANFORD, ROBINSON & MARTIN, PLLC** Third Floor 230 Fourth Avenue, North P. O. Box 198888 Nashville, Tennessee 37219-8888 (615) 244-4994	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is $160,000.00 **AFFIANT** Subscribed and sworn to before me this 12th day of April, 2000. Notary Public My Commission Expires: 3/12/03

Address New Owners As Follows:	**Send Tax Bills To:**	**Map-Parcel Number:**
Gungor Eryasa 928 Percy Warner Blvd. Nashville, TN 37205	SAME	Map 119-5-280

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, **ARTHUR H. PERLEN (as to a one-third (1/3) undivided interest), JOE MAX PERLEN (as to a one-third (1/3) undivided interest), MARGARET S. PERLEN (as to a one-sixth (1/6) undivided interest), and ARTHUR PERLEN, TRUSTEE of the WILLARD R. PERLEN TESTAMENTARY TRUST, having full power to transfer and convey without the joinder of any beneficiary (as to a one-sixth (1/6) undivided interest)**, hereinafter collectively called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **GUNGOR ERYASA**, hereinafter called the Grantee, his heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee being the southwest part of Lot No. 1 of Block No. 26 on the Plan of the Re-Subdivision of part of Cumberland Nurseries, as of record in Book 161, page 166, Register's Office for said County, described as follows:

Beginning on the easterly line of the right-of-way of the Nashville Railway and Light Company, now abandoned, at the corner of Lot Nos. 1 and 4 on said plan; thence easterly with the line between said two lots, 137 feet to the westerly line of a private 10 foot alley; thence with the line of said alley northerly 53-1/2 feet; thence westerly 162-3/4 feet to the easterly line of said right-of-way; thence with said line southerly 58-1/2 feet to the beginning.

INCLUDED in this description, but specifically **EXCLUDED** from this conveyance is a strip conveyed to the State of Tennessee by deed of record in Book 2021, page 420, described as follows:

A strip extending from Survey Station 529+65 at the boundary of the lands of Townes, 60 feet long and bounded on the north by the lands of Townes on the south by the lands of Barnal; on the west by the present highway; on the east by a line east of, parallel to and 40 feet from the center line of the proposed highway as stated out; containing 300 square feet, more or less.

Being the same property conveyed to Arthur H. Perlen, a 1/3 undivided interest; Joe Max Perlen, a 1/3 undivided interest, Margaret S. Perlen, a 1/6 undivided interest and Willard R. Perlen, Testamentary Trust, Arthur Perlen, Successor Trustee, a 1/6 undivided interest, by deed of record in Book 7765 page 281 Register's Office for Davidson County, Tennessee. The said Joe Kraft having been replaced by a Successor Trustee. Subject property is now vested in Arthur Perlen, Joe Max Perlen, Margaret S. Perlen and Arthur Perlen, Successor Trustee under the Willard R. Perlen Testamentary Trust, pursuant to Memorandum of Resignation and Replacement of Trustee, of record in Book 8552, page 324, and Order of the Probate Court recorded at Book 8552 page 327, Register's Office for Davidson County, Tennessee.

The legal description herein is the same as in the previous instrument of record. No new legal description was prepared for this transfer.

This property is conveyed subject to the following: (a) matters that would be shown on a current survey of the subject premises; (b) rights of tenant under unrecorded commercial lease; (c) matters shown on the Plan of record in Book 161, pages 14 and 15, Register's Office for Davidson County, Tennessee; and (d) Easement to State of Tennessee, of record in Book 2021, page 420, Register's Office for Davidson County, Tennessee.

This is improved property known as 2606 Nolensville Road, Nashville, Tennessee 37211.

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; and Grantors further covenant and bind themselves, their heirs and assigns, 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 person whomsoever coming by, through or under the undersigned. 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.

Arthur H. Perlen, Joe M. Perlen, and Margaret Perlen constitute all of the beneficiaries of the Willard R. Perlen Testamentary Trust and authorize Arthur Perlen, Trustee, to execute this instrument on behalf of the Trust. The subject property is not the place of residence of any of the Grantors, or the spouse of any of the Grantors, or any dependent of any of the Grantors.

WITNESS our hands this 12th day of April 2000.

Arthur H. Perlen

Joe Max Perlen

Margaret S. Perlen

Arthur Perlen, Trustee of the Willard R. Perlen Testamentary Trust

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **ARTHUR H. PERLEN**, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 12th day of April, 2000.

Notary Public

My Commission Expires: 3/29/03

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **JOE MAX PERLEN**, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 12th day of Aprill, 2000.

Notary Public

My Commission Expires: 3/29/03

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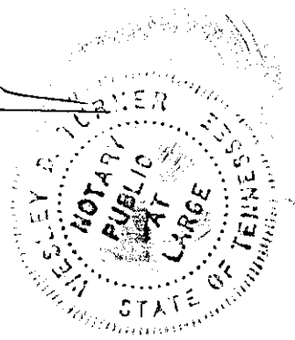
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **MARGARET S. PERLEN**, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 12th day of April, 2000.

Notary Public

My Commission Expires: 3/29/03



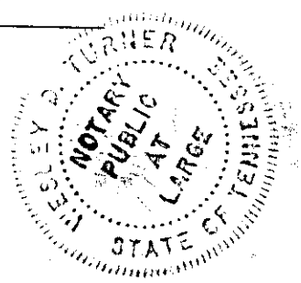
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **ARTHUR PERLEN, TRUSTEE**, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 12th day of April, 2000.

Notary Public

My Commission Expires: 3/29/03



135168.1