39-B

WARRANTY DEED

Instr:200005260052725 Page: 1 OF 3
REC'D FOR REC 05/26/2000 11:53:37AM
RECORD FEE: $15.00
M. TAX: $0.00 T. TAX: $1628.00

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 440,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
23rd DAY OF May, 2000

Notary Public

MY COMMISSION EXPIRES: ~~May 29, 2004~~ 5-29-2007
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
JOHN T. COOK, P.C., 2927 BERRY HILL DRIVE, NASHVILLE, TN 37204

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Talat Alp Ikizler (NAME)	New Owner (NAME)	159-01-061
1437 Beddington Park (ADDRESS)	(ADDRESS)	
Nashville, TN 37215 (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, Casey Martin Cook and wife, Melissa Ann Galloway-Cook and Paul E. Cook, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Talat Alp Ikizler and wife, Mine Rindan Ikizler

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:

LAND in Davidson County, Tennessee, being Lot No. 91 on the Plan of Hound's Run of record in Book 6900, Page 167-171, said Register's Office, to which plan reference is hereby made for a more complete description.

BEING the same property conveyed to Casey Martin Cook and spouse, Melissa Ann Galloway-Cook, a 75% undivided interest and Paul E. Cook, unmarried, a 25% undivided interest, by Deed from Daniel W. Drake, married, of record in Book 10284, Page 160, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to Declaration of Covenants, Conditions and Restrictions, of record in Book 7079, Page 995, Book 7238, Page 736, amendedin Book 11719, Page 845 and By-Laws of record in Book 7080, Page 8, said Register's Office; easements and setback lines as set forth on the above plan of record; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

NOTE: The minimum building setback line applicable to this property was amended by the city of Forest Hills as evidenced by instrument attached hereto as Exhibit "A".

unimproved ( )
This is improved (X) property, known as 1437 Beddington Park, Nashville, TN 37215
(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 23rd day of May, 2000

Casey Martin Cook

Paul E. Cook

Melissa Ann Galloway-Cook

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 Casey Martin Cook and wife, Melissa Ann Galloway-Cook and Paul E. Cook

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 23rd day of May, 2000

Commission expires May 27, 2001

Notary Public

KIMBERLY R. DOUGHER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF

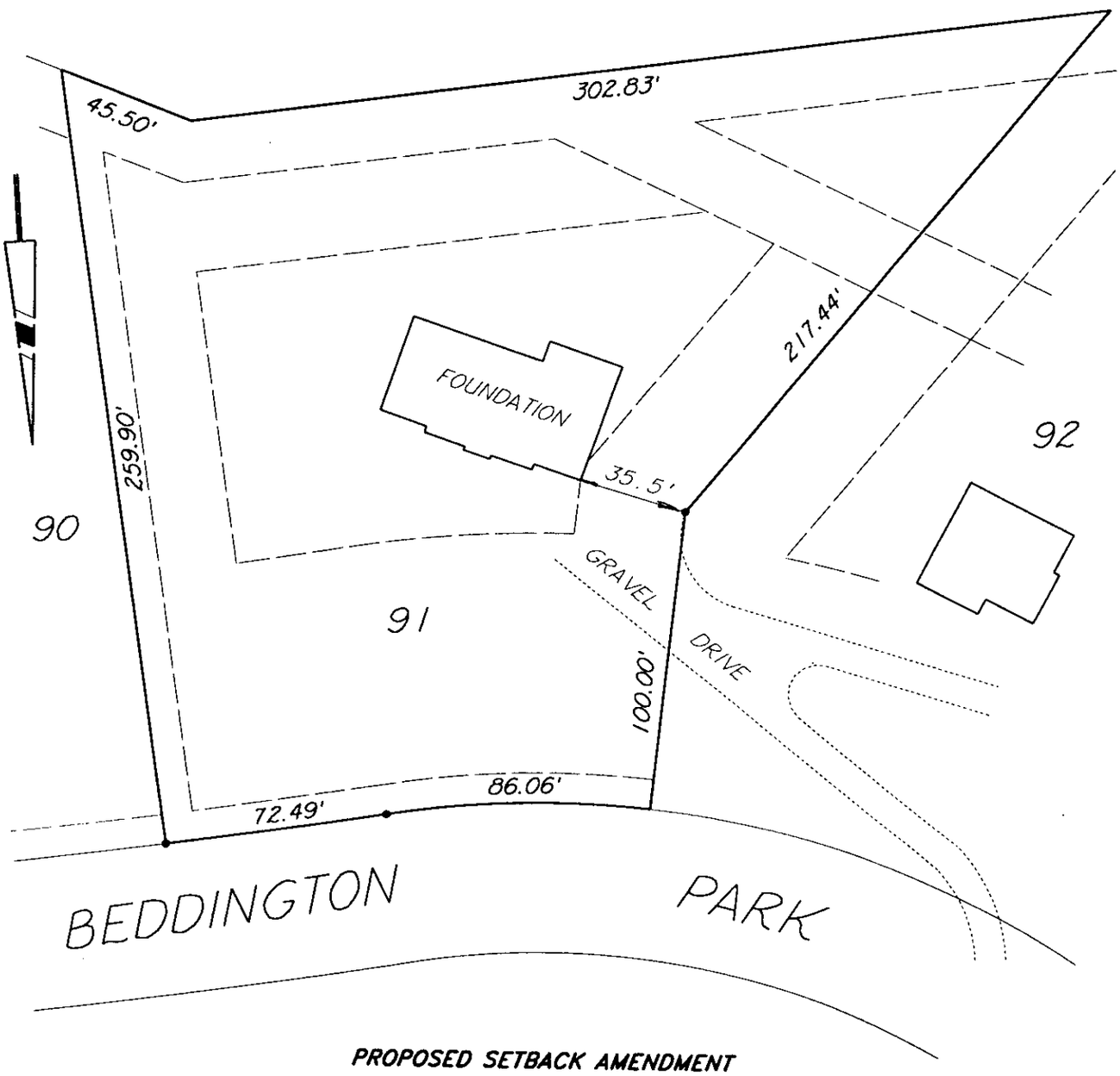
Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, a _____, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the _____, 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 _____.

My commission expires _____

Notary Public

EXHIBIT "A"



PROPOSED SETBACK AMENDMENT

OWNER: CASEY COOK

SCALE: 1" = 50' *DATE: JANUARY 27, 1997*

PROPERTY LOCATED: 1437 BEDDINGTON PARK

NASHVILLE, DAVIDSON COUNTY, TENNESSEE

PROPERTY: LOT 91 ON THE PLAN OF

HOUND'S RUN

APPROVED: CITY OF FOREST HILLS

RECORDED: BOOK 6900-PAGES 167,168,169,170,171
R.O.D.C.

BY:

JOHN KOHL & COMPANY, P.C. **400 7th Ave. S., Nashville, TN 37203** *(615) 255-3535*