WARRANTY DEED

SB PROPERTIES, LP-H0

STATE OF Tennessee
COUNTY OF Sumner
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $155,000.00

Patrick Pecore
Affiant

Subscribed and sworn to before me, this 28th DAY OF June, 2002.

Melissa Rogers
Notary Public

MY COMMISSION EXPIRES: 3/15/06
(AFFIX SEAL)

MELISSA ROGERS NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENNESSEE

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:

Middle Tennessee Escrow Company, LLC
120 Anderson Lane
Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS:
Ilbey Kaya and wife Nihal Kaya	S.B.Properties	129-14-A-27.00
(NAME) 6666 Brookmont Terrace unit 304	(NAME) P.O. Box 1643	
(ADDRESS) Nashville, Tennessee 37205	(ADDRESS) Brentwood, TN 37024-1643	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, S.B. PROPERTIES, LP, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto ILBEY KAYA AND WIFE NIHAL KAYA, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in COUNTY, STATE OF TENNESSEE, described as follows, to-wit:

Apartment Unit No. 304 of Wessex Towers Condiminium created under Title 64, Sections 2701 et seq. as amended, Tennessee code Annotated, and as established by a Master Deed, which was executed by Grantor, of record in Book 5414, page 634. Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the Common Elements appurtenant to said Units as set forth in Exhibit A-1 of said Master Deed. Reference is hereby made to Exhibit A of said Master Deed for the source of title of Grantor and to the plan of Wessex Towers Condiminium Apartments, of record in Book 5200, page 142, said Register's Office, for a more complete identification and description of said Units.

Being the same property conveyed to S.B. Properties by Deed from Nine Mile joint venture, filed for record at Book 11495, page 801, said Register's Office.

This is improved (X) property, known as 6666 Brookmont Terrace unit 304, Nashville, Tennessee 37205
unimproved ( )
(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 my/our hand(s) this 28th day of June, 2002.

S.B. Properties, LP

STATE OF Tennessee
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named S.B. Properties, LP, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Brentwood (city), TN (state), this 28th day of June, 2002.

Notary Public

My Commission Expires: _____

GEORGE R. WOODS JR. NOTARY PUBLIC SUMNER COUNTY, TN EXP. 7/23/02

Davidson County DEEDWARR
Recvd: 07/03/02 11:14 2pgs
Fees:13.00 Taxes:573.50

20020703-0080307

STATE OF Tennessee
COUNTY OF

Personally appeared before me, _____, a Notary Public within and for said County and State 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 _____.

Witness my hand and official seal at office at _____ on this the 28th day of June, 2002.

My Commission Expires _____ _____

Notary Public

RETURN TO:

Middle Tennessee Escrow Company
120 Anderson Lane
Hendersonville, Tennessee 37075