Box 50-B

This Instrument Prepared by:

GLENN S. MACBETH
ATTORNEY AT LAW
SUITE 12 LINCOLN SQUARE
1535 WEST NORTHFIELD BOULEVARD
MURFREESBORO, TENNESSEE 37129

NAME AND ADDRESS OF NEW OWNERS:

Cano A. Ozgener & Esen Ozgener
101 Dunham Springs Lane
Nashville, TN 37205

SEND TAX BILLS TO:
Same

Davidson County DEEDWARR
Recvd: 12/01/04 13:34 2pgs
Fees:13.00 Taxes:4902.50
20041201-0143046

WARRANTY DEED

(Map Number 116-01-O-A; Parcel Number 1.00CO)

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid and other good and valuable consideration, the receipt of all of which is hereby acknowledged, we, the undersigned, **MARY H. ALLEN, an unmarried person,** hereinafter referred to as "Grantor", have bargained and sold and do hereby transfer and convey unto **CANO A. OZGENER and wife, ESEN OZGENER,** hereinafter referred to as "Grantees", their heirs and assigns, forever, that certain property located and situated in Davidson County, Tennessee, and more particularly described as follows:

LAND in Davidson County, Tennessee, being Lot 1 on the Consolidation Plat for Lots 1 and 2, Dunham Springs Residential PUD, of record in Book 6050, page 417, and as corrected in Book 8069, page 388, Register's Office for Davidson County, Tennessee. Said Lots 1 and 2 being on the original plan of Dunham Springs Residential P.U.D., of record in Book 6250, Page 936, Register's Office for Davidson County, Tennessee to which plan reference is hereby made for a more complete description.

As to Lot 1 of the Consolidation of Lots being the same property conveyed to Tom C. Allen and wife, Mary H. Allen, by deed from Dunham Springs Corporation of record in Book 7634, page 421, Register's Office for Davidson County, Tennessee. Tom C. Allen having since died the property now vested in Mary H. Allen as surviving tenant by the entirety.

As to Lot 2 of the consolidation of Lots being the same property conveyed to Tom C. Allen by deed from Roy Conway Flowers, a single person, of record in Book 7891, page 271, Register's Office for Davidson County, Tennessee. Tom C. Allen having since died said property vested in Aubrey B. Harwell, Jr., Trustee of the Tom C. Allen Family Trust by virtue of the Last Will and Testament of Tom Chris Allen. Lot 2 of the consolidation of Lots was quitclaimed to Mary H. Allen by Aubrey B. Harwell, Jr., Trustee of the Tom C. Allen Family Trust, of record in Instrument No. 200208070095251, Register's Office for Davidson County, Tennessee.

The legal description contained herein is the same as that contained in the previous instrument of record.

THIS CONVEYANCE IS MADE SUBJECT to minimum setback lines, public utility and drainage easements, and all other matters as shown on subdivision plat of record in Plat Book 6050, page 417, Restrictive Covenants of record in Book 6875, page 530, Easement exception for swimming pool of record in Book 9056, page 479, and Homeowners Association Charter of record in Book 6943, page 559, amended in Book 8433, page 976, all in the Register's Office for Davidson County, Tennessee; and to all zoning and subdivision regulations of the appropriate governmental body, together with any easements or right-of-ways for public roads and utilities.

This is improved property known as: **101 Dunham Springs Lane, Nashville, TN 37205.**

TO HAVE AND TO HOLD the said real estate together with all appurtenances, estate, title and interest belonging to the said Grantees, their heirs and assigns, forever.

GRANTOR COVENANTS with the said Grantees that Grantor is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered except as noted herein.

GRANTOR FURTHER COVENANTS and binds Grantor, her heirs and representatives, to warrant and forever defend the title to said real estate unto the said Grantees, their heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS MY HAND AND SIGNATURE on this 30 day of November, 2004.

Mary H Allen
MARY H. ALLEN

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Mary H. Allen, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal at office in Nashville, Tennessee, on this 30 day of November, 2004.

Glenn S. Macbeth, Notary

My Commission Expires: August 20, 2006

GLENN S. MACBETH NOTARY PUBLIC AT LARGE RUTHERFORD CO., TENN.
MY COMMISSION EXPIRES: AUGUST 20, 2006

AFFIDAVIT

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

I hereby swear or affirm that, to the best of affiant's knowledge, information and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is **$1,325,000.00**, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this 30th day of November, 2004.

My Commission Expires: ~~August 20, 2006~~ 3-26-05

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