This instrument prepared by and return to:

FEARNLEY & CALIFF, PLLC
565 Marriott Drive, Suite 850
NASHVILLE, TN 37214

WARRANTY DEED

THIS INDENTURE made and entered into this 17th day of May, 2006, by and between MISUN PORTER, a married woman, party of the first part, and ARSLAN GUNEY and wife LINDA GUNEY, party of the second part.

WITNESS: That for and in consideration of ten and no/100 Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt of all of which is hereby acknowledged, said party of the first part has bargained and sold and does hereby bargain, sell, convey, and confirm unto said party of the second part the following described real estate, situated and being in the County of Davidson, State of Tennessee, to wit:

Building 52, Unit Number 285, and Garage Number 4, on THE PLAN OF CREEKSIDE MEADOWS CONDOMINIUMS (formerly PEPPERTREE CONDOMINIUM) of record in Book 4675, Page 128-130, in the Register's Office for Davidson County, Tennessee, together with all fixtures, appliances, wall coverings, carpets and other improvements therein and the undivided interest in the common elements appurtenant thereto, all being more particularly described in the Master Deed and by-laws of record in Book 4834, Page 257 through 312, as amended in Book 4984, Page 174, Book 5045, Page 800, Book 5086, Page 80, Book 5259, Page 5, Book 6237, Page 644, Book 6535, Page 723 and Book 6535, Page 724, and the Charter at Book 4836, Page 610, all in said Register's Office to which reference is hereby made for a more complete description.

Being the same property conveyed to MISUN PORTER by Cash Deed dated February 2, 2006, and recorded under Instrument Number 20060207-0015160, in the Register's Office of Davidson County, Tennessee.

TO HAVE AND TO HOLD the aforesaid real estate, together with all of the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, their heirs, successors, and assigns in fee simple forever.

The said party of the first part does hereby covenant with the said party of the second part that it is lawfully seized in fee of the aforedescribed real estate; that it has a good right to sell and convey the same; that same is unencumbered, except for: year 2006 Davidson County real property taxes, being a lien not yet due and payable, any covenants, easements, restrictions, reservations, conditions and rights appearing of record against the above described property, and that title and quiet possession thereto it will warrant and forever defend against the lawful claims of all persons.

The word "party" as used herein shall mean "parties" if it refers to more than one person or entity, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the party of the first part the day and year first above written.

MISUN PORTER

Davidson County DEEDWARR
Recvd: 07/14/06 14:29 2 pgs
Fees:13.00 Taxes:347.80
20060714-0085166

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 17th day of May, 2006, before me personally appeared MISUN PORTER, to me known to be the person(s) described in and who executed the foregoing instrument, and acknowledged that she executed the same as her free act and deed.

WITNESS my hand and official seal at office this 17th day of May, 2006.

Evemorie K. White
NOTARY PUBLIC

My Commission Expires: _____

Property Owner & Address : ARSLAN GUNEY and wife, LINDA GUNEY
19 Hastings Ln
Haines port, NJ 08036

Tax Parcel No.: 142-06-0 B 285.00

Property Address: 810 Bellevue Rd., #285
Nashville, TN 37221

MAIL TAX BILLS TO: Arslan Guney
19 Hastings Ln
Haines port, NJ
08036

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I, or we, hereby swear or affirm that to the best of Affiant's knowledge, information and belief the actual consideration for this transfer of value of the property transferred, whichever is greater is $94,000.00 which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

AFFIANT

SUBSCRIBED AND SWORN TO before me this 17th day of May, 2006.

NOTARY PUBLIC

My Commission Expires: 1/23/10

J. ANDREW WILEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.