RECORD AND RETURN TO:
Mitchell A. Watts, Attorney
2400 Crestmoor Road #102
Nashville, TN 37215

Davidson County DEEDWARR
Recvd: 07/31/06 13:37 2 pgs
Fees:13.00 Taxes:1161.80
20060731-0092416

Prepared by:

Steltemeier and Westbrook, PLLC
3326 Aspen Grove Drive, Suite 604
Franklin, Tennessee 37067

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $314,000.00 .

Affiant

Subscribed and sworn to before me this 28th day of July, 2006.

Notary Public
My Commission Expires 01/26/08

LEE E. CRANFORD NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

06-0427

Address of New Owner:	Send Tax Bills to:	Tax Information:
Jennifer R. Osborn	SunTrust Mortgage, Inc.	103-9
830 Kendall Drive	201 4th Avenue, N. 7th F	77.00
Nashville, TN 37209	Nashville, TN 37201	

WARRANTY DEED

For and in 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 **Esen Ozgener, married**, hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Jennifer R. Osborn***, hereinafter called the GRANTEES, their heirs and assigns, the following tract or parcel of land, to-wit:

*unmarried

Land in Davidson County, Tennessee, being Lot No. 79 on the Plan of Hillwood Estates, Section 6, of record in Book 2133, Page 96, Register's Office for said County, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Cano Ozgener and wife, Esen Ozgener by deed from James J. Wieck and wife, Judith C. Wieck, dated August 20, 1973, recorded in Book 4738, page 995, Register's Office for said County. Cano Ozgener conveyed his interest in subject property to Esen Ozgener for her sole and separate estate, dated January 17, 2002, recorded in Instrument No. 20020116-0006508, Register's Office for said County.

Cano Ozgener, husband of Esen Ozgener, joins in the execution of this instrument to convey any and all interest he may have in subject property, marital or otherwise.

This conveyance is subject to any and all restrictions and easements of record.

This is improved property located at **830 Kendall Drive, Nashville, TN 37209.**

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 hands this 28th day of July, 2006.

Esen Ozgener, by Cano Ozgener, Attorney in Fact
by Cano Ozgener attorney in fact

Cano Ozgener

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 **Cano Ozgener**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the attorney in fact for **Esen Ozgener** and that he is authorized by her to execute this instrument on her behalf and did so as her Attorney in Fact.

Witness my hand and seal at Nashville, Tennessee, this 28th day of July, 2006.

Notary Public at Large

My Commission Expires: 01/26/08

STATE OF TENNESSEE LEE E. CRAWFORD NOTARY PUBLIC AT LARGE

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 Cano Ozgener, the bargainor(s), with whom I am personally acquainted, and who acknowledged that the within intstrument was executed for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee, this 28th day of July, 2006

STATE OF TENNESSEE LEE E. CRAWFORD NOTARY PUBLIC AT LARGE

Notary Public

My Commission Expires: 01/26/08