PREPARED BY (AND RETURN TO):

WILKINS & IVEY
Attorneys At Law

Woodmont Centre, Suite 100
104 Woodmont Blvd.
Nashville, TN 37205
Ph. (615) 298-3312 - Fax. 292-8746
E-mail: *main@wilkinsandivey.com*

Davidson County DEEDWARR
Recvd: 10/27/06 14:15 3 pgs
Fees:18.00 Taxes:1444.67
20061027-0133699

W & I Ref: Title No: 48288

Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Mumin Kurtulus Zeynep Kurtulus 200 Hicks Road Nashville, Tennessee 37221	Bank of America 200 S. College Street Charlotte, North Carolina 28255

TAX MAP-PARCEL NUMBERS: 142-11-173

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$390,450.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **William L. Dudley and spouse, Amani E. Dudley**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Mumin Kurtulus and spouse, Zeynep Kurtulus** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 8 on the Plan of Woodside Subdivision of record in Book 9700, page 435 Register's Office for said County.

Said Lot No. 8 fronts 77.56 feet on the northeasterly margin of Hicks Road and extends back 385.62 feet on the northwesterly line and 374.44 feet on the southeasterly line to a dead line in the rear, measuring 47.00 feet thereon. Together with and subject to 28 foot easement for access and a grant of an appurtenant easement for the encroachment of the driveway serving said property upon adjoining Lot 9 of record in Book 10967, page 129, said Register's Office.

Being the same property conveyed to William L. Dudley and wife, Amani E. Dudley by deed from Ralph R. Mastrangelo and spouse, Penny D. Mastrangelo of record in Doc. No. 20050426-0046571, Register's Office for Davidson County, Tennessee.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 2006, and subsequent years; The Plan, with Owner's Certificate, of record in Plat Book 9700 Page 435, said Register's Office, which Plan shows a minimum building setback line to be determined by Metropolitan Zoning Ordinance together with a designated building site and easement for sewer purposes along the front line(s). And a 28 foot easement for proposed private road along the front line of said lot. Subject to the right of way of a proposed private road over so much of the premises as may lie within. Subject to an easement for the encroachment of the driveway serving said property upon adjoining lot 9 of record in Book 10967, page 129, said Register's Office. Subject to Restrictions contained in instruments of record in Book 10967, page 119, said Register's Office.

This instrument is executed on behalf of Amani E. Dudley by William L. Dudley as Attorney in Fact pursuant to a Power of Attorney being recorded simultaneously herewith. The affidavit of said Attorney in Fact is attached as "Exhibit A' to this instrument and incorporated herein by reference.

This is improved property, known as: 200 Hicks Rd, Nashville, Tennessee 37221

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 19th day of October, 2006 .

William L. Dudley

Amani E. Dudley by William L. Dudley, Atty-In-Fact

State of TENNESSEE
County of DAVIDSON

On this 19th day of October, 2006 , before me the undersigned authority, personally appeared **William L. Dudley** , to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: _____

CHRISTY W. IVEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
My Commission Expires JULY 21, 2007

Notary

State of TENNESSEE
County of DAVIDSON

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $390,450.00

Affiant

Sworn and subscribed before me this 19th day of October, 2006

My Commission Expires: _____

CHRISTY W. IVEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
My Commission Expires JULY 21, 2007

Notary Public

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 William L. Dudley, with whom I am personally acquainted (or whose identity was proved to me on the basis of satisfactory evidence), and who acknowledged the execution of the within instrument on behalf of Amani E. Dudley, as Attorney-in-Fact, as the free act and deed of the said Principal(s).

Witness my hand and official seal at Nashville, Tennessee, this 19th day of October, 2006

Notary Public

My Commission Expires:

CHRISTY W. IVEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
My Commission Expires JULY 21, 2007

EXHIBIT "A"
To
Warranty Deed

FROM: William L. Dudley and spouse, Amani E. Dudley

TO: Mumin Kurtulus and spouse Zeynep Kurtulus

State of Tennessee
County of Davidson

AFFIDAVIT

The undersigned Affiant, being first duly sworn, deposes and says as follows:

1. That the document to which this affidavit is exhibited is executed by the undersigned as attorney-in-fact for the principal(s) thereon shown.

2. That this execution is proper and within the scope of the power-of-attorney referenced in the instrument.

3. Pursuant to the provisions of *Tennessee Code Annotated,* Section 34-6-105(c), of the Uniform Durable Power of Attorney Act, the undersigned Affiant certifies that at the time of execution of said document the Affiant had no knowledge or notice of the termination of the power-of-attorney, either by revocation or by a principal's death, disability, or incapacity.

Further the Affiant Saith not.

, Affiant

Sworn to and subscribed before me this 19th day of October, 2006

Notary Public

My Commission Expires:

CHRISTY W. IVEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
My Commission Expires JULY 21, 2007