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

Box 7-A

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NO.
Burak K. Gurses, et ux	First Centennial Mortgage	**Map:** 118-06-0 B
829-D Clayton Ave.	11 N. Edgelawn	
Nashville, TN 37204	Aurora, IL 60506	**Parcel:** 004.00
This instrument prepared by: Joseph V. Ferrelli, Attorney, at 102 Woodmont Boulevard, Suite 205, Nashville, Tennessee 37205		

Davidson County DEEDWARR
Recvd: 12/27/06 13:18 3 pgs
Fees:18.00 Taxes:1848.15

20061227-0159305

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, **Clayton Partnership, a Tennessee general partnership,** (The "Grantor") has bargained and sold, and by these presents do transfer and convey unto, **Burak K. Gurses and wife, Christine M. Gurses,** (The "Grantee(s)"), their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, being more particularly described as follows, to wit:

Land in Davidson County, Tennessee, being Unit D Lot 1, CLAYTON Condominiums, as established under Master Deed of record in Instrument No. 20060630-0078744, in the Register's Office, Davidson County, Tennessee, to which master deed reference is hereby for a more particular description of said unit.

Being part of the same property conveyed to Clayton Partnership by Warranty Deed from Ralph Irving Bass and wife, Juarezetta Elena Bass, recorded on the 23rd day of June, 2005 in Instrument No. 20050623-0072135, in the Register's Office, Davidson County, Tennessee.

This conveyance is subject to:

1. Taxes for the year 2007 and subsequent years,

2. Restrictions, dedications, conditions, reservations, easements and other matters shown in the Plat of CLAYTON, as recorded in Instrument No. 20050906-0106512.

3. Conditions, Covenants, reservations, requirements, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing CLAYTON Condominium of record in Instrument No. 20060630-0078744; also subject to easements, rights and interests in favor of other unit owners, and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and building thereon.

4. Easement for Sanitary Sewer – Storm Drainage granted to Metropolitan Government by Book 3920, Page 891.

This is improved property known as 829-D Clayton Avenue, Nashville, Tennessee 37204.

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater for this transfer is $499,500.00.

Susan O. Bates
Affiant

Subscribed and sworn to before me this 15TH day of DECEMBER, 2006

Joseph V. Ferrelli
Notary Public

JOSEPH V. FERRELLI NOTARY PUBLIC AT DAVIDSON COUNTY, TENNESSEE EXPIRES 07/19/09

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

And Grantor does covenant with the said Grantee that the Grantor is lawfully seized and possessed of said land in fee simple; has a good right to convey it, and the same is unencumbered except as set forth herein above.

And Grantor does further covenant and bind himself, his heirs and assigns, to warrant and forever defend the title to the Property to the said Grantee(s), their heirs and assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has caused this Deed to be executed this 21ST day of December, 2006.

Clayton Partnership

By: A/E Construction, Inc., general partner

By: _____
Adam Epstein
Its: Pres

By: _____
General Partner
Frank Bryant

STATE OF TENNESSEE,
COUNTY OF DAVIDSON

Personally appeared before me, JOSEPH V. FERRELLI, a Notary Public in and for said county and state, the within named FRANK BRYANT, with whom I am personally acquainted and who, upon oath, acknowledged that he executed the within instrument for the purpose therein contained and further acknowledged he is A GENERAL PARTNER of Clayton Partnership, a Tennessee General Partnership, and is authorized by said company to execute this instrument on behalf of said company.

JOSEPH V. FERRELLI NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE EXPIRES 07/19/08

WITNESS my hand and Notarial Seal at office this 21ST day of DECEMBER, 2006.

Joseph Ferrelli
Notary Public

My Commission Expires:

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, JOSEPH V. FERRELLI, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared Adam Epstein, President of A/E Construction, Inc., a general partner of Clayton Partners, and he, as President of A/E Construction, Inc. with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the President of A/E Construction, Inc., the within named bargainor, a Tennessee corporation, and that he as such President, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the company by himself as such President on behalf of Clayton Partners.

WITNESS my hand and seal at office in Nashville, Tennessee, this the 21ST day of December, 2006.

JOSEPH V. FERRELLI NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE EXPIRES 07/19/08

Joseph Ferrelli
Notary Public

My Commission Expires: