THIS INSTRUMENT PREPARED BY:
Douglas A. Brace, Reg. #3485
ORTALE, KELLEY, HERBERT & CRAWFORD
200 Fourth Avenue North, Third Floor
P.O. Box 198985
Nashville, TN 37219-8985
(615) 256-9999

STATE OF TENNESSEE]
COUNTY OF WILLIAMSON]

The actual consideration or value, whichever is greater, for this transfer is $235,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF AUGUST, 2007.

Notary Public

My commission expires: 7/2/11

ROSEMARY P. SMITHSON
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

Name and Address of New Owner:

Elif Sen and Erdal Sen
7995 Boone Trace
Nashville, TN 37221

Davidson County DEEDWARR
Recvd: 08/17/07 14:33 3 pgs
Fees:18.00 Taxes:869.50
20070817-0098675

Send Tax Bills To:
Suntrust Mortgage Inc
901 Semmes Ave
Richmond VA 23224

Street Address of Subject Property:

7995 Boone Trace
Nashville, TN 37221

Map and Parcel:

126-15-A-129 CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **DENA D. MAYS,** an unmarried woman, hereinafter called "**GRANTOR,**" has bargained and sold, and by these presents does transfer and convey unto **ELIF SEN,** an unmarried woman, and **ERDAL SEN,** a married man, hereinafter called "**GRANTEES,**" their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 252 on the Plan of Boone Trace at Biltmore, Section 3, of record in Book 9700, pages 758 and 759, in the Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete and accurate description.

Being the same property conveyed to Dena D. Mays, unmarried, by Warranty Deed from Keith Gray and wife, Kala Gray, of record as Instrument No. 20030303-0027799 in the Register's Office for Davidson County, Tennessee.

The conveyance of the above described parcel of land is subject to:

1. Davidson County property taxes for 2007 which have been prorated between the parties and assumed by Grantees.

2. All matters shown on plan of record in Plat Book 9700, pages 758 and 759, Register's Office for Davidson County, Tennessee.

3. Restrictive Covenants of record in Book 7265, page 657, Book 9342, page 312, as re-recorded in Book 9735, page 931, as amended in Book 10032, page 813, and Instrument No. 20010717-0075902, as made applicable in Book 11455, page 443, Register's Office for Davidson County, Tennessee.

4. Homeowners' Association Charter of record in Book 9607, page 534, Register's Office for Davidson County, Tennessee.

5. Quitclaim Deed for common areas/open space of record as Instrument No. 20011119-0126831, Register's Office for Davidson County, Tennessee.

6. Subject to the rights of others in and to the common areas.

7. Subject to the lien for special assessments contained in the Restrictive Covenants and By-Laws.

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 Grantor does covenant with the said Grantees that she is lawfully seized 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; and Grantor further covenants and binds herself, her heirs and assigns, to warrant and forever defend the title 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 my hand this 15th day of August, 2007.

DENA D. MAYS

BY: _____
DAVID SULLIVAN, her Attorney-in-Fact

STATE OF TENNESSEE]
COUNTY OF WILLIAMSON]

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, the within named David Sullivan, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument as Attorney-in-Fact for DENA D. MAYS, as the free act and deed of the within named DENA D. MAYS, said Specific Power of Attorney of record as Instrument No. 20070817-0098674, Register's Office for Davidson County, Tennessee.

WITNESS my hand and seal at office, the day and year first above written.

NOTARY PUBLIC

My commission expires:

RUBYE RAINEY STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY, TENN.

NOTARY PUBLIC
Rubye Rainey
My Commission Expires
March 12, 2011
STATE OF TENNESSEE

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I, Rosemary Smithson, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee

County of Williamson

Personally appeared before me, Amy Cross Nance, a notary for this county and state, Rosemary Smithson who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Signature

MY COMMISSON EXPIRES: 3/29/11.

