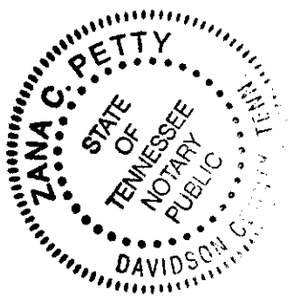
WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 99,000.00

Saltanat Oruc
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4th day of October, 2007

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL) 11-22-10

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
Saltanat Oruc	NEW OWNER	Parcel ID:
718 Ortega Road		09616014900
Nashville, TN 37214		

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

Frank Batson and wife, Judy Batson

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto

Saltanat Oruc, married

hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

BEING Lot No. 255A, Zone Lot Division, Lots Nos. 254-257, Larchwood, Section Three, of record in Book 6250, Page 454, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

BEING the same property conveyed to Frank Batson and Judy Batson by Successor Trustee's Deed from Marcy S. Hardee, as Successor Trustee, of record in Instrument 20050331-0034993, dated March 31, 2005, Register's Office for said County.

This conveyance is subject to Restrictive Covenants of record in Book 6072, Page 69; Book 6122, Page 482; and Book 6250, Page 454, Register's Office for said County.

This conveyance is made subject to: (1) 2007 taxes, which have been prorated and paid by the Grantors; (2) All matters appearing on the Plan of record in Book 6250, Page 454, said Register's Office.

Power of Attorney of record in Book 5282, Page 774, Register's Office for said County.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved (X) property, known as 718 Ortega Road, Nashville, TN 37214

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 4th day of October, 2007.

Frank Batson

Judy Batson by Frank Cope Batson attn-fact

Judy Batson, by Frank Cope Batson, Attorney in Fact

Davidson County DEEDWARR
Recvd: 10/08/07 10:57 2 pgs
Fees:13.00 Taxes:366.30

20071008-0119618

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 Frank Batson, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 4th day of October, 2007.

My Commission Expires: 1/24/08

Notary Public

ANITA LESTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

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, Frank Cope Batson, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument on behalf of Judy Batson as his/her/their Attorney in Fact as the free act and deed of the within named Judy Batson.
Witness my hand and official seal at Nashville, Tennessee the 4th day of October, 2007.

My Commission Expires: 1/24/08

Notary Public

ANITA LESTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.