WARRANTY DEED

R-VRE-09-1101

STATE OF Tennessee

COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $220,000.00

Affiant

Subscribed and sworn to before me, this 4th DAY OF May, 2009

Notary Public

MY COMMISSION EXPIRES: 7-24-10

(AFFIX SEAL)

NOTARY PUBLIC LARGE FRANCES RUDY DAVIDSON COUNTY TENNESSEE

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Dr. Hasan Sonmezturk	Mortgage Services III, LLC	
1101 Biltmore Drive #D (ADDRESS)	(NAME) 502 N. Hershey Rd (ADDRESS)	
Nashville, TN 37204 (CITY) (STATE) (ZIP)	Bloomington, IL 61704 (CITY) (STATE) (ZIP)	131-12-127.00

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we EMILY NICOLE LYNCH, UNMARRIED AND BILLY T. LYNCH, MARRIED, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto DR. HASAN SONMEZTURK, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT 1-B, ZONE LOT DIVISION OF LOTS 1 AND 2 FOR BATTERY PARK SUBDIVISION, AS SHOWN ON PLAT OF RECORD IN PLAT BOOK 6200, PAGE 243, AMENDED IN PLAT BOOK 6900, PAGE 77, IN THE REGISTER'S OFFICE, DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION OF SAID PROPERTY.

THE ABOVE-DESCRIBED PROPERTY HAS NEVER BEEN THE MARITAL RESIDENCE OR PRIMARY RESIDENCE OF GRANTOR BILLY T. LYNCH.

BEING THE SAME PROPERTY CONVEYED TO EMILY NICOLE LYNCH, UNMARRIED, AND BILLY T. LYNCH, MARRIED BY WARRANTY DEED FROM MICHAEL M. HEHN, UNMARRIED, RECORDED ON THE 15TH DAY OF SEPTEMBER, 2006 IN INSTRUMENT NO. 20060915-0114317, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO A) 2009 PROPERTY TAXES; B) INSTRUMENTS OF RECORD IN BOOK 6900, PAGE 77; BOOK 6200, PAGE 243; BOOK 9367, PAGE 93; SAID REGISTER'S OFFICE; AND C) ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD NOT STATED HEREIN.

unimproved ( )

This is improved (X) property, known as 1101 Biltmore Drive #D, Nashville, Tennessee 37204

(House Number) (Street) (P.O. Address) (City or Town) (Postal ZIP)

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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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.

BILL GARRETT, Davidson County
Trans:T20090029776 DEEDWARR
Recvd: 05/05/09 14:04 2 pgs
Fees:13.00 Taxes:814.00
20090505-0041160

Witness my/our hand(s) this 4th day of May, 2009.

Emily Nicole Lynch

Billy T. Lynch

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Emily Nicole Lynch and Billy T. Lynch, the within named bargainor, 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, this the 4th day of May, 2009.

Notary Public

My Commission Expires: 7-24-12

(SEAL)

NOTARY PUBLIC AT LARGE
MARY FRANCES RUDY
DAVIDSON COUNTY
TENN.

RETURN TO:
Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212
Phone: (615)383-2903