WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 100,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th day of August, 2009

Notary Public

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

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:
Mesut Sumer	New Owners	Parcel ID:
718 Ortega Road		09616018600
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 C. Batson and wife, Judy W. Batson

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

Mesut Sumer and Sally Oruc, husband and wife

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. 255-B, on the Plan of Zone Lot Division, Lots Nos. 254 thru 257 and 259, Section 3, Larchwood, of record in Plat Book 6250 Page 454, amending Plat Book 5200, Page 540, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete legal description.

Being the same property conveyed to Frank C. Batson and wife, Judy W. Batson by deed from Marcy S. Hardee, as Successor Trustee, of record in Instrument 20090327-0027940, Register's Office for said County.

This conveyance is subject to: (1) all matters appearing on the plat of record in Plat Book 6250, page 454, amending Plat Book 5200, page 540, said Register's Office; and (2) restrictive covenants of record in Book 6076, page 69 and Book 6122, page 484, said Register's Office.

Power of Attorney of record in Book 5292, page 774, said Register's Office.

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 716 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 reoresentatives, 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 nclude the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this 27th day of August, 2009.

Frank C. Batson

Judy W. Batson by FCB att-in-fact

BILL GARRETT, Davidson County
Trans:T20090059773 DEEDWARR
Recvd: 09/01/09 10:34 2 pgs
Fees:13.00 Taxes:370.00

20090901-0081936

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 C. Batson, 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 for the purposes therein contained.

Witness my hand and official seal this 27th day of August, 2009.

My Commission Expires: 4.22.10

Notary Public

ZANA C. PETTY
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 C. Batson, 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 on behalf of Judy W. Batson as her Attorney in Fact as the free act and deed of the within named Judy W. Batson.

Witness my hand and official seal this 27th day of August, 2009.

My Commission Expires: 4.22.10

Notary Public

ZANA C. PETTY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.