PREPARED BY (AND RETURN TO):

WILKINS & IVEY

Attorneys at Law

104 Woodmont Blvd., Suite 100

Nashville, Tennessee 37205

Phone (615) 298-3312 - Fax 292-8746

BILL GARRETT, Davidson County
Trans:T20100068029 DEEDWARR
Recvd: 10/27/10 10:12 3 pgs
Fees:18.00 Taxes:1554.00
20101027-0085907

Christy Wilkins Ivey

Percy Wilkins, Jr. (retired)

W & I Ref: DM Title No: 50674

Dav. Co. File: Box 8

BOX 50-B
PREPARED BY: RETURN TO:
BANKERS TITLE & ESCROW CORP.
3310 WEST END AVE.
NASHVILLE, TN 37203

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Mark A. Bjordahl Joanne M. Bjordahl 829-D Clayton Avenue Nashville, Tennessee 37204	Community First Bank and Trust 501 S. James Campbell Blvd Columbia, TN 38401

TAX MAP-PARCEL NUMBERS: 118060B00400CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$420,000.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Burak K. Gurses and spouse, Christine M. Gurses**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Mark A. Bjordahl and spouse, Joanne M. Bjordahl** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

A Condominium Apartment in Davidson County, Tennessee, Being Unit D of Lot 1 of Clayton Condominiums, a horizontal property regime pursuant to the Tennessee Horizontal Property Act, as shown on Exhibit "A" to the Master Deed of record in Document No. 20060630-0078744, Register's Office for said County, to which source reference is hereby made for more complete details of description, together with the said Apartment's appurtenant undivided interest in the general and limited common elements of the condominium.

BEING the same property conveyed to Burak K. Gurses and wife, Christine M. Gurses, by Warranty Deed from Clayton Partnership, a Tennessee general partnership, dated December 21, 2006 and recorded on December 27, 2006, of record in Document No. 20061227-0159305, Register's Office for Davidson County, Tennessee.

Description Reference: Described from information contained in recorded condominium documents.

This conveyance is subject to: Taxes for 2011, and subsequent years; The Plan of record shown as Exhibit "A" to the Master Deed of record in Document No. 20060630-0078744, said Register's Office, shows an owner's certificate, minimum building set back lines and easements to which Plan reference is hereby made for a more complete description; All matters shown on the Plat of record in Document No. 20050906-0106512, said Register's Office; Easement for sanitary sewers and/or storm drainage to the Metropolitan Government o Nashville and Davidson County, Tennessee of record in 3920, Page, 891, said Register's Office; The provisions of the condominium Master Deed of record in 20060630-0078744, said Register's Office, which submits said property to a Horizontal Property Regime pursuant to the provisions of the Tennessee Horizontal Property Act and sets forth restrictions, assessments, liens and other matters.

This instrument is executed on behalf of Burak K. Gurses by Christine M. Gurses pursuant to a Power of Attorney executed by him on the 20th day of October, 2010, of record in Instrument No.

20101027008590 6, Register's Office for Davidson, County, Tennessee. The affidavit of said Attorney in Fact is attached as "Exhibit A' to this instrument and incorporated herein by reference

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

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised 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.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 22nd day of October, 2010 .

Burak K. Gurses By: Christine M. Gurses, Atty-in-Fact — Christine M. Gurses

Atty in fact

State of TENNESSEE
County of DAVIDSON

On this 22nd day of October, 2010, before me the undersigned authority, personally appeared **Christine M. Gurses**, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: CHRISTY W. IVEY — STATE OF TENNESSEE NOTARY PUBLIC — DAVIDSON COUNTY — **My Commission Expires May 2, 2011**

Notary

State of TENNESSEE
County of DAVIDSON

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $420,000.00

Affiant

Sworn and subscribed before me this 22nd day of October, 2010

My Commission Expires: May 6, 2013

Notary Public

KIMBERLY R. DOUGHER — NOTARY PUBLIC AT LARGE — DAVIDSON COUNTY, TENN

Wldoc: Deed Wty—12/92

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 , **Christine M. Gurses** with whom I am personally acquainted (or whose identity was proved to me on the basis of satisfactory evidence), and who acknowledged the execution of the within instrument on behalf of **Burak K. Gurses** , as Attorney-in-Fact, as the free act and deed of the said Principal(s).

Witness my hand and official seal at Nashville, Tennessee, this 22nd day of October, 2010



Notary Public

My Commission Expires: **My Commission Expires May 2, 2011**

EXHIBIT "A"

To
Warranty Deed

FROM: Burak K. Gurses and Christine M. Gurses

TO: Mark A. Bjordahl and Joanne M. Bjordahl

State of Tennessee
County of Davidson

AFFIDAVIT

The undersigned Affiant, being first duly sworn, deposes and says as follows:

1. That the document to which this affidavit is exhibited is executed by the undersigned as attorney-in-fact for the principal(s) thereon shown.

2. That this execution is proper and within the scope of the power-of-attorney referenced in the instrument.

3. Pursuant to the provisions of *Tennessee Code Annotated,* Section 34-6-105(c), of the Uniform Durable Power of Attorney Act, the undersigned Affiant certifies that at the time of execution of said document the Affiant had no knowledge or notice of the termination of the power-of-attorney, either by revocation or by a principal's death, disability, or incapacity.

Further the Affiant Saith not.

Christine M. Gurses, Affiant

Sworn to and subscribed before me this 22nd day of October, 2010

Notary Public

My Commission Expires:



My Commission Expires May 2, 2011