WARRANTY DEED

JOHN GLEAVES NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENN.

R-VRES-10-2041

STATE OF Tennessee

COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $352,000.00

Kelly Bulbulkaya

Affiant

Subscribed and sworn to before me, this 30th DAY OF December, 2010.

Notary Public

MY COMMISSION EXPIRES: 5/20/14

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Rudy Title & Escrow, LLC

2012 21st Avenue South

Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ahmet Bulbulkaya	Franklin American Mortgage Company	
2041 Castleman Drive	(NAME) 501 Corporate Centre Dr # 400	
(ADDRESS) Nashville, TN 37215	(ADDRESS) Franklin, TN 37067	131-6-31.00
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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 CHRISTOPHER GEORGE HOPKINS JR. AND M. LYNN HOPKINS, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto AHMET BULBULKAYA AND KELLY BULBULKAYA, HUSBAND AND WIFE , 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 NO. 2 ON THE WESTERLY 13 FEET FRONT OF LOT NO. 3 OF BLOCK 7 ON THE MAP OF OVERTON HILLS, A RESUBDIVISION OF HOLLYWOOD PLACE AS OF RECORD IN BOOK 843, PAGE 66, REGISTER'S OFFICE FOR SAID COUNTY, DESCRIBED AS FOLLOWS: BEGINNING AT A POINT IN THE SOUTH MARGIN OF CASTLEMAN DRIVE, THE COMMON CORNER OF LOTS NOS. 1 AND 2 ON SAID PLAN; THENCE SOUTHEASTWARDLY, WITH A CURVE, 123 FEET TO A POINT 100 FEET WEST OF THE NORTHEAST CORNER OF LOT NO. 3; THENCE SOUTHWARDLY 219 FEET, MORE OR LESS, TO A POINT, THE COMMON CORNER OF LOTS NOS. 2 AND 3, THENCE WESTERLY 148 FEET TO A POINT, THE COMMON CORNER OF LOTS NOS. 1 AND 2; THENCE NORTHWARDLY WITH THE DIVIDING LINE BETWEEN SAID LOTS NOS. 1 AND 2, 274 FEET TO THE POINT OF BEGINNING.

BEING THE SAME PROPERTY CONVEYED BY QUITCLAIM DEED FROM LINDA MOORE, TRUSTEE TO CHRISTOPHER GEORGE HOPKINS, JR. AND WIFE, M. LYNN HOPKINS, AS TENANTS BY THE ENTIRETY AS RECORDED ON THE 13TH DAY OF MAY, 1986 IN DEED BOOK 6854, PAGE 666 AND WARRANTY DEED FROM BARRETT B. SUTTON, JR. AND WIFE, AMY S. SUTTON TO CHRISTOPHER GEORGE HOPKINS, JR. AS RECORDED ON THE 23RD DAY OF SEPTEMBER, 1983 IN DEED BOOK 6143, PAGE 62, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO COUNTY TAXES FOR THE YEAR 2011 AND SUBSEQUENT YEARS; ALL MATTERS SET FORTH IN THE PLAN OF RECORD IN PLAT BOOK 843, PAGE 66; EASEMENTS OF RECORD IN BOOK 3530, PAGE 634, BOOK 6418, PAGE 22, BOOK 6858, PAGE 153 AND ANY AND ALL OTHER EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD.

unimproved ( )

This is improved (X) property, known as 2041 Castleman Drive, Nashville, Tennessee 37215

(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:T20110000452 DEEDWARR
Recvd: 01/03/11 15:27 2 pgs
Fees:13.00 Taxes:1302.40
20110103-0000633

Witness my/our hand(s) this 30th day of December, 2010.

Christopher George Hopkins Jr.

M. Lynn Hopkins

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Christopher George Hopkins Jr. and M. Lynn Hopkins, 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 30th day of December, 2010.

Notary Public

My Commission Expires:

(SEAL)

JOHN GLEAVES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

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