THIS INSTRUMENT PREPARED BY:	STATE OF TENNESSEE, COUNTY OF DAVIDSON:
Mudter Morgan & Patterson **Attorneys-at-Law** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215**	The actual consideration or value, whichever is greater, for this transfer is: $348,000.00. Affiant Subscribed and sworn to before me, this 6th day of June, 2003. Notary Public My Commission Expires:
Record & Return To: **File Box 9B:** **First Title & Escrow Co., Inc.** **FTEC File No. 20914-05-2003**	

Davidson County DEEDWARR
Recvd: 06/11/03 09:21 3pgs
Fees:18.00 Taxes:1287.60

20030611-0080485

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Dipan Shah 618 Summerwind Court Nashville, TN 37215	NEW OWNER	Map No.131.06 Parcel No. 047.00 CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Stephen E. Cox and wife, Jeanette C. Cox**, ("Grantor"), have this day bargained and sold, and do hereby transfer and convey to **Dipan Shah, unmarried, Jogenda Shah and Madhuri J. Shah** ("Grantee"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is Inproved property located at 618 Summerwind Court, Nashville, TN, 37215

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this June 6, 2003.

Stephen E. Cox by Jeanette C. Cox, Att
Stephen E. Cox
By Jeanette C. Cox, Attorney in Fact

Jeanette C. Cox
Jeanette C. Cox

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Jeanette C. Cox**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that She executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 6th day of June, 2003.

Notary Public

My Commission Expires: _____

STATE OF TENNESSEE, COUNTY OF DAVIDSON

Before me, the undersigned Notary Public in and for said County and State, personally appeared the within named, Jeanette C. Cox, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument on behalf of Stephen E. Cox as his Attorney-In-Fact, as the free and and deed of the within named Stephen E. Cox.

Witness my hand and official seal at Nashville, Tennessee this 6th day of June, 2003.

Donald E. Kniffen
Notary Public

My Commission Expires: 11/25/2006

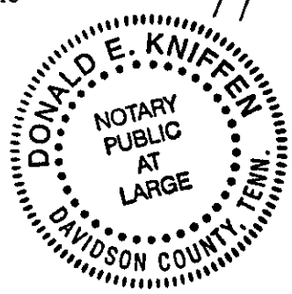


EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 43 on the Plan of Burton Hills, Village of Summerwind-Tract 12 as of record in Plat Book 6250, page 811 as amended in Book 6778, page 809 and Book 8936, page 705, Register's Office for Davidson County, Tennessee to which plan reference is made for a more complete description.

Being the same property conveyed to Stephen E. Cox and wife, Jeanette C. Cox by deed dated 8-30-93 from Robert D. French of record in Book 9063, page 51, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1) 2003 City/County Taxes, which have been prorated and assumed by the Grantee(s);
2) Subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property OR
3) Restrictive covenants contained in an instrument of record in Book 6326, page 588, Register's Office for Davidson County, Tennessee, (omitting therefrom any covenants, conditions or restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the covenants, conditions or restriction (a) is exempt under Title 42 of the United States Code; or (b) relates to handicap, but does not discriminate against handicapped persons).
4) Declaration of Covenants, Conditions and Restrictions for Burton Hills of record in Book 6517, page 522 amended in Book 6778, pages 532 and 536, Register's Office for Davidson County, Tennessee, (omitting therefrom any covenants, conditions or restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the covenants, conditions or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates tohandicap, but does not discriminate against handicapped persons).
5) Declaration of Covenants, Conditions, By-Laws and Restrictions for Burton Hills Village of Summerwind, of record in Book 6778, page 510 amended in Book 6917, page 736, Book 11161, page 719, Register's Office for Davidson County, Tennessee, (omitting therefrom any covenants, conditions or restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the covenants, conditions or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap, but does not discriminate against handicapped persons).
6) Agreement for open space granted to Metro Gov't/Davidson County, Tennessee, as of record in Book 6470, page 383, Book 6655, page 47, Register's Office for Davidson County, Tennessee.
7) Dedication of common area to Burton Hills Village of Summerwind, Inc. of record in Book 6917, page 708, Register's Office for Davidson County, Tennessee.
8) Charter of Incorporation of Burton Hills Village of Summerwind Association, Inc. of record in Book 6778, page 505 amended in Book 6921, page 212, Register's Office for Davidson County, Tennessee.
9) Charter of Burton Hills Homeowner's Association, Inc. in Book 6517, page 505 amended in Book 6921, page 216, Register's Office for Davidson County, Tennessee.
10) Charter of Burton Hills Recreational Association, Inc. in Book 6517, page 511 as amended in Book 6921, page 214, Register's Office for Davidson County, Tennessee.
11) All matters appearing on the Plan of Burton Hills Village of Summerwind-Tract 12 of record in Plat Book 6250, page 811, as amended in Book 6778, page 709 and Book 8936, page 705, Register's Office for Davidson County, Tennessee.
12) Easement for drainage of record in Book 8189, page 724, Register's Office for Davidson County, Tennessee.
13) Deeds of Conveyance for water/sewer mains in Book 7240, pages 551, 555, 567, 575, 585, 600, 605, 610 and 615, Book 7275, page 826, Book 7306, pages 127 and 150, Book 7593, pages 531, 535 and 570, Register's Office for Davidson County, Tennessee.
14) All matters shown on Plan of record in Plat Book 6250, page 649, Register's Office for Davidson County, Tennessee.