Address New Owner:	**Map-Parcel Numbers:**	**Send Tax Bills To:**
Harwant Kaur Grewal, et al. 3 Morningside Drive Nashville, Tennessee 37215	Map 158-4-A, Parcel 27	New Owner

This instrument prepared by: Edwin E. Wallis, Jr., Moss, Benton & Wallis, PLLC, 325 N. Parkway, P.O. Box 3897, Jackson, Tennessee 38303-3897

After recording, please return by mail to: Moss, Benton & Wallis, PLLC (EEW)325 N. Parkway, P.O. Box 3897, Jackson, Tennessee 38303-3897

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of One Dollar ($1.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, **THOM L. COOPER and RITA C. COOPER, Trustees of THE COOPER FAMILY TRUST dated April 1, 1994** (the "Grantor"), has bargained and sold, and by these presents transfers and conveys to **HARWANT KAUR GREWAL and SHAMSHER SINGH GREWAL, equal tenants in common,** the real estate as described in the attached Exhibit "A." This is improved property, known as 3 Morningside Drive, Nashville, Tennessee 37215.

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject to all easements, restrictions, rights, encumbrances, and other matters set forth in Exhibit B attached hereto and incorporated herein by reference (collectively, the "Permitted Exceptions").

TO HAVE AND TO HOLD the Property, together with, all and singular, the rights and appurtenances thereto in anywise belonging, to Grantee and Grantee's successors and assigns forever; and subject to the Permitted Exceptions, Grantor does hereby bind Grantor and Grantor's successors and assigns to warrant and forever defend, all and singular, the Property unto the Grantee and Grantee's successors and assigns, against every person whomsoever lawfully claiming or to claim the same, or any part thereof by, through, or under Grantor, but not otherwise, subject to the Permitted Exceptions.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $785,700.00.

Affiant

Subscribed and sworn to before me this 22nd day of August, 2003.

Notary Public

My Commission Expires: 1/17/03

EDWIN E. WALLIS, JR. NOTARY PUBLIC AT LARGE TENN. MADISON COUNTY

Davidson County DEEDWARR
Recvd: 09/15/03 07:44 4pgs
Fees:23.00 Taxes:2907.09
20030915-0134686

TO HAVE AND TO HOLD said lot or parcel of real estate unto the said Grantee, it heirs/successors and assigns, forever.

The undersigned covenants with the Grantees that it is lawfully seized and possessed of said real estate, and has a good and valid right to sell and convey the same; that it is unencumbered with the exception of those items set forth in Exhibit "B." With said exceptions, the undersigned will forever warrant and defend the title to said real estate against the lawful claims of all persons whomsoever.

EXECUTED to be effective the 22nd day of August, 2003.

GRANTOR:

THE COOPER FAMILY TRUST dated April 1, 1994

By: _____
Thom L. Cooper, Trustee

By: _____
Rita C. Cooper, Trustee

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Before me, Edwin E. Wallis, Jr., the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared Thom L. Cooper and Rita C. Cooper, Trustees of The Cooper Family Trust dated April 1, 1994, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged themselves to be the Trustees of The Cooper Family Trust dated April 1, 1994, the within named bargainor, and that they as such Trustees, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the Trust by themselves as such Trustees.

WITNESS my hand and seal at office in Nashville, Tennessee, this the 22nd day of August, 2003.

_____
Notary Public

My Commission Expires:
11/17/03

EDWIN E. WALLIS, JR. NOTARY PUBLIC AT LARGE MADISON COUNTY, TN.

EXHIBIT A

DESCRIPTION OF PROPERTY

Land in Davidson County, Tennessee, Being Lot No. 123 on the Plan of Otter Wood, Section Two, Revised, of record in Book 6900, Register's Office of Davidson County, Tennessee.

Said Lot No. 123 fronts 48.02 feet on the Northeasterly margin of Morningside and extends back 215.83 feet on the Westerly line and 370.59 feet on the Southeasterly line to a dead line in the rear measuring 397.47 feet thereon.

Being the same property conveyed to The Cooper Family Trust dated April 1, 1994 from Thom L. Cooper and Rita C. Cooper by Quitclaim Deed of record in Book 11342, Page 180, Register's Office of Davidson County, Tennessee.

EXHIBIT B

LIST OF PERMITTED EXCEPTIONS

1. Taxes and assessments for 2003 and subsequent years.

2. Subject to all matters shown on the Plan of record in Book 6900, Page 602, Register's Office of Davidson County, Tennessee.

3. Easements contained of record in Book 9531, Pages 37 and 52, and Book 7667, Page 218, Register's Office of Davidson County, Tennessee.

4. Subject to the rights of others in all common areas/elements.

5. By-Laws as of record in Book 7260, Page 505, Register's Office of Davidson County, Tennessee.

6. Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions recorded in Book 7260, Page 483, as amended in Book 8762, page 199, Register's Office of Davidson County, Tennessee, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicap.