2 of 3

Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 37215

39-B
File #05-1118

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 04/11/05 09:57 2 pgs
Fees:13.00 Taxes:525.40
20050411-0039423

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned Sashank Varma and wife, Keisha Varma, hereinafter called the Grantor, has bargained and sold, and by these presents does hereby transfer and convey unto Jane Hooper, unmarried, 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:

Being Lots No. 3 & 4, on the Plan of the Resubdivision of Lots 4, 5, 6, 7, 8 & 9, in Block 27, Lots 2, 3, 5, 6 in Block 21 and Blocks 23 & 24, Cumberland Nurseries, of record in Plat Book 161, page 139, Register's Office for Davidson County, Tennessee, to which plan reference is here made for a more complete and accurate description.

Being the same property conveyed to Sashank Varma and wife, Keisha Varma, by deed dated January 29, 1998, or record in Book 10774, page 816, Register's Office for Davidson County, Tennessee.

The property conveyed herein is subject to matters shown on the recorded plan, and to applicable easements and restrictions of record, and Property Taxes for the current year.

This is improved property, known as: 313 Elberta Street, Nashville TN 37210.

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 covenant with the said Grantee that Grantor is lawfully seized and possessed of said of said land in fee simple, has 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. 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.

WITNESS THE EXECUTION HEREOF this 22nd day of March, 2005

Sashank Varma by [signature] atty in fact
Sashank Varma

Keisha Varma by [signature] atty in fact
Keisha Varma

State of Tennessee)
County of Davidson)

On this 22nd day of March, 2005, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named Jenkins Hardin, to me known (or proved to me on the basis of satisfactory evidence) and who further acknowledged that she executed the within instrument for the purposes therein contained and who further acknowledged that she is the "attorney-in-fact" of Sashank Varma and Keisha Varma, and is acknowledged by them to execute this instrument on their behalf, as a free act and deed.

Notary Public

My Commission Expires: 7-3-2005

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 142,000.00.

Jane Hooper
Affiant

Sworn and subscribed before me on this the 22nd day of March, 2005.

Notary Public

My Commission Expires: 7-3-2005

NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:	TAX MAP-PARCEL #:
Jane Hooper	CuCorp, Inc.	119-5-177
313 Elberta Street	1400 8th Ave. S.	
Nashville, TN 37210	Nashville, TN 37203	