THIS INSTRUMENT PREPARED BY: **Mudter Morgan & Patterson** **Attorneys-at-Law** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 25390-05-2006** File Box 9B	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $530,000.00. Affiant Subscribed and sworn to before me this 31st day of May, 2006. Notary Public My Commission Expires: July 25, 2009

MICHAEL MORGAN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

NOTARY PUBLIC AT LARGE J. Michael Morgan My Commission Expires July 25, 2009 STATE OF TENNESSEE

Davidson County DEEDWARR
Recvd: 06/05/06 13:40 2 pgs
Fees:13.00 Taxes:1961.00

20060605-0066145

WARRANTY DEED

Address New Owner: Nicholas S. Akins, Carolyn D. Akins 1105 Black Cherry Court Nashville, TN 37215	**Send Tax Bills To:** NEW OWNER	**Tax Information:** Map No.131.06-0H Parcel No. 055.00-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, **Maneesh Ailawadi and wife, Radhika Ailawadi**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Nicholas S. Akins and wife, Carolyn D. Akins** ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 1105 Black Cherry 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 the 31st day of May, 2006.

Maneesh Ailawadi

Radhika Ailawadi

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

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

Witness my hand, at office, this 31st day of May, 2006.

Notary Public

My Commission Expires:

MICHAEL MORGAN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

NOTARY PUBLIC AT LARGE J. Michael Morgan My Commission Expires July 25, 2009 STATE OF TENNESSEE

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 59 on the Plan of Village of Cherry Glen Phase 3, as of record in Plat Book 9700, page 451, Register's Office for Davidson County, Tennessee to which plan reference is made for a more complete description.

Being the same property conveyed to Maneesh Ailawadi and wife, Radhika Ailawadi by Deed dated May 29, 2003 from Karyn E. Speidel of record in Instrument No. 20030603-0075522, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. 2006 City/County taxes which have been prorated by the parties and assumed by the Grantee.
2. Declaration of Covenants, Conditions and Restrictions for Village of Cherry Glen of record in Book 9882, page 739 as amended in Book 10318, page 92, Book 10594, page 695, Book 11186, page 932, Book 11323, page 247 and Instrument No. 20011206-0134252, Register's Office for Davidson County, Tennessee.
3. Declaration of Covenants, Conditions and Restrictions for Burton Hills of record in Book 6517, page 522, amended in Book 6778, page 536, Book 9882, page 733, Register's Office for Davidson County, Tennessee.
4. By-Laws of Village of Cherry Glen Association, Inc., of record in Instrument No. 200002040011736, amended in Instrument No. 200003240030195, Register's Office for Davidson County, Tennessee.
5. 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.
6. Charter of Incorporation of Village of Cherry Glen Association, Inc. of record in Book 9983, page 930, Register's Office for Davidson County, Tennessee.
7. Charter of Incorporation of Burton Hills Recreational Association of record in Book 6517, page 511, amended in Book 6921, page 214, Register's Office for Davidson County, Tennessee.
8. Charter of Incorporation of Burton Hills Estate Association, Inc. of record in Book 6665, page 1, amended in Book 6921, page 210, Register's Office for Davidson County, Tennessee.
9. All matters shown on Plan of record in Plat Book 6900, page 55 as amended in Plat Book 9700, page 182, Register's Office for Davidson County, Tennessee.
10. All matters appearing on the Plan of record in Plat Book 9700, page 451, Register's Office for Davidson County, Tennessee.