THIS INSTRUMENT PREPARED BY:	STATE OF TENNESSEE, COUNTY OF DAVIDSON:
HARRIS TITLE & ESCROW, LLC 40 Burton Hills Boulevard Suite 150 Nashville, Tennessee 37215 615.665.9766 File #0702021 Record and Return to: HARRIS TITLE & ESCROW, LLC 40 Burton Hills Boulevard Suite 150 Nashville, Tennessee 37215	The actual consideration or value, whichever is greater, for this transfer is: $176,500.00. Affiant Subscribed and sworn to before me this 16th day of March, 2007. Notary Public My commission expires: MARY JAYNE MASTERS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN. My Commission Expires SEPT. 22, 2007

Davidson County DEEDWARR
Recvd: 03/19/07 13:49 2 pgs
Fees:13.00 Taxes:653.05

20070319-0033044

WARRANTY DEED

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	TAX MAP-PARCEL NUMBERS:
Sankaran Mahadevan Monica E. Cooley 306 Reasonover Green Nashville, TN 37221	Sankaran Mahadevan 844 Highland Crest Drive Nashville, TN 37205	MAP 142-07 PARCEL 12.00CO

FOR AND IN CONSIDERATION of the sum of ten dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Mildred S. Evans** (the "Grantor") has this day bargained and sold, and does hereby transfer and convey to **Sankaran Mahadevan** and wife, **Monica E. Cooley**, and **Lillian Ruth Cooley as joint tenants with right of survivorship** (the "Grantees"), Grantees' successors, heirs, and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Unit No. 12, Ashley Green, a condominium, a Horizontal Property Regime established pursuant to the provisions of the Tennessee Horizontal Property Act, Tennessee Code Annotated Sections 66-27-101 thru 66-27-123, as established in Master Deed of record in Book 7184, page 44, corrected in Book 7467, page 279, amended in Book 7482, page 312, said Register's Office, to which reference is hereby made for a more complete description.

Being the same property conveyed to R. Marcell Evans and wife Mildred S. Evans by deed from Rochford Realty and Construction Co., a Tennessee Corporation of record in Book 7761, page 577, said Register's Office, dated January 18, 1989. The said R. Marcell Evans having since died.

This conveyance is made subject to:

1. Taxes for the year 2007, which have been prorated and assumed by the Grantees
2. Master Deed of record in Book 7174, page 44, corrected in Book 7467, page 279, amended in Book 7482, page 312, Register's Office for Davidson County, Tennessee.
3. By-Laws of record in Book 7184, page 71, Register's Office for Davidson County, Tennessee.
4. All matters shown on PUD Boundary Plat of record in Book 6900, page 978, Register's Office for Davidson County, Tennessee.
5. Easements of record in Book 5374, page 511; Book 5407, page 643; Book 6483, page 907; and Instrument 20060724-0088823, Register's Office for Davidson County, Tennessee.

This is improved property known as: 306 Reasonover Green, Nashville, TN 37221

TO HAVE AND TO HOLD said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging to Grantees and Grantees' successors, heirs and assigns, forever. **GRANTOR COVENANTS** that she is lawfully seized of said land in fee simple, has a good right to convey it, and that the same is unencumbered unless otherwise indicated in this document. **GRANTOR FURTHER COVENANTS** and binds herself and her successors, heirs, and assigns to warrant and forever defend the title to said land to Grantees and Grantees' successors, heirs, and assigns against the lawful claims of all persons.

WITNESS THE EXECUTION HEREOF this 16th day of March, 2007.

Mildred S. Evans

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned Notary Public, personally appeared, Mildred S. Evans, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal, at office, this 16th day of March 2007.

Notary Public

My commission expires:

