STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $270,000.00

Kelly A. Goelke
Affiant

Subscribed and sworn to before me, this 1st day of February, 2008.

Georgette R Kennedy
Notary Public

Expiration of commission. 9-19-09

(Notary Stamp)

GEORGETTE R. KENNEDY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT PREPARED BY
McCann & Hubbard
1804 Williamson Court, Suite 201
Brentwood, TN 37027

Davidson County DEEDWARR
Recvd: 02/04/08 10:58 2 pgs
Fees:13.00 Taxes:999.00

20080204-0011247

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Prashanth Rao	Countrywide Bank, FSB	**Map/Parcel 173-09-0B-50**
4116 Barnes Cove Drive	1199 North Fairfax St. #500	
Antioch, TN 37013	Alexandria, VA 22314	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT AND SUFFICIENCY OF WHICH IS HEREBY ACKNOWLEDGED,

T-Shaka M. Coverson and DeMonica L. Coverson, husband and wife

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Prashanth Rao and wife, Pratima Patri

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 32 on the Plan of Section Two, Barnes Cove, a Planned Unit Development, of record in Instrument No. 20040604-0065966, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description thereof.

Being the same property conveyed to T-Shaka M. Coverson and Demonica L. Coverson, husband and wife, by Warranty Deed, from Capitol Homes, Inc., a Tennessee Corporation, of record in Instrument No. 20050726-0086981, Dated July 22, 2005, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

The Plan of record in Instrument No. 20040604-0065966, Register's Office for DAVIDSON County, Tennessee.
Restrictive covenants contained in an instrument of record in Instrument No. 20021217-0155806 and Instrument No. 20040429-0048624, Register's Office for DAVIDSON County, Tennessee.
Charter for Home Owners Association of record in Instrument No. 20021217-0155805, Register's Office for DAVIDSON County, Tennessee.
Sewer Easement of record in Instrument No. 20040413-0041473 and Instrument No. 20020201-0014182, Register's Office for DAVIDSON County, Tennessee.
Public Right of Way Easement of record in Book 5215, page 482, Register's Office for DAVIDSON County, Tennessee.
Easement for ingress and egress of record in Book 5385, page 986, Register's Office for DAVIDSON County, Tennessee.
Subject to rights of others in and to common areas/elements.
Subject to lien for special assessment contained in Declaration of Covenants, Conditions and Restrictions/Master Deed.
Subject to HOA dues - if any.
Subject to the flow of any stream across the subject property.
Any and all visible easements lying on or across the property.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This is improved property known as 4116 Barnes Cove Drive, Antioch, TN 37013.

TO HAVE AND TO HOLD the aforesaid real estate, together with all appurtenances and hereditaments thereunto appertaining unto Grantee, its successors and assigns in fee simple forever.

Grantor covenants that Grantor is lawfully seized and possessed of said real estate, has full power and authority to sell and convey the same; that the title thereto is free, clear and unencumbered except as aforesaid; and Grantor will forever warrant and defend the same against the lawful claims of all persons whomsoever.

The words "Grantor" and "Grantee" shall include their respective successors and assigns where the context requires or permits. 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 my/our hand(s) this 1st day of February, 2008.

T-Shaka M. Coverson

DeMonica L. Coverson

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, a Notary Public of said County and State, T-Shaka M. Coverson and DeMonica L. Coverson, husband and wife , the within named sellers, with whom I am personally acquainted (or proved to me their identity on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 1st day of February, 2008.

Notary Public

My Commission Expires: 9/16/09

J. Carlton Drumwright
State of Tennessee Notary Public
Williamson County

File #: **08126-CD**
RECORD & RETURN TO:

Southland Title & Escrow Co., Inc.
7101 Executive Center Dr. #151
Brentwood, TN 37027