WARRANTY DEED

NAIR/KANJIRAKOLLE-H09133

STATE OF Tennessee
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $220,000.00 .

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 22nd DAY OF December, 2009.

Notary Public

(Affix Seal)

My Commission Expires: 7-21-11

DAVID R.A. ROETGER STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:
PROPERTY TITLE SERVICES, LLC
131 Indian Lake Road, Suite 208
Hendersonville, TN 37075 (615-264-8727)

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Hari Kumar Sekharan Nair and Indu Kanjirakolle, husband and wife	Franklin American Mtg.	087.01-0B-027.00 CO
2164 Christina Court	501 Corporate Centre Dr.	
Hermitage, TN 37076	Franklin, TN 37067	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, EMECO PROPERTIES, LLC, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto Hari Kumar Sekharan Nair and Indu Kanjirakolle, husband and wife, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

Being Lot No. 27 on the Plan of Plat for Monticello Cluster Lot Development of record in Instrument Number 20060328-0035050 in the Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Emeco Properties, LLC by Deed from Sam J. McAllester, III, Substitute Trustee of record in Book 200808190085290 recorded August 19, 2008, Register's Office for Davidson County, Tennessee.

( ) unimproved
This is (X) improved property known as 2164 Christina Court, Hermitage, Tennessee 37076 .

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, their heirs and assigns forever; and we, the GRANTORS, do covenant with the said GRANTEE that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs, and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, their 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 my/our hand(s) this 22nd day of December, 2009 :

William H. Emery Chief Manager
Emeco Properties, LLC by William H. Emery, Chief Manager

BILL GARRETT, Davidson County
Trans:T20100000072 DEEDWARR
Recvd: 01/04/10 09:18 1 pgs
Fees:13.00 Taxes:814.00
20100104-0000098

STATE OF TN
COUNTY OF Sumner

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the undersigned, William H. Emery, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Chief Manager of Emeco Properties, LLC, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the Chief Manager by himself as such.

Witness my/our hand(s) this 22 day of December, 2009.

Notary Public

My Commission Expires: My Commission Expires: Aug. 22, 2011

RHONDA M. SCHNEIDER NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENN.