KIMBERLY R. DOUGHER
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN

WARRANTY DEED

STATE OF Tennessee
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $155,000.00

Affiant

Subscribed and sworn to before me, this 12th DAY OF March, 2010.

Notary Public

MY COMMISSION EXPIRES: May 6, 2013
(AFFIX SEAL)

B-SKOW-10-7277-231

BOX 50-B

PREPARED BY: RETURN TO: THIS INSTRUMENT WAS PREPARED BY
BANKERS TITLE & ESCROW CORP.
3310 WEST END AVE.
NASHVILLE, TN 37203

Rudy Title And Escrow
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
THOMAS D. COOK	First Community Mortgage, Inc.	
7277 CHARLOTTE PIKE, UNIT #231 (ADDRESS)	(NAME) 275 Robert Rose Drive (ADDRESS)	
NASHVILLE, TN 37209 (CITY) (STATE) (ZIP)	Murfreesboro, TN 37129 (CITY) (STATE) (ZIP)	114080C08200CO

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we RAMKUMAR MENON AND USHA B. NAIR, HUSBAND AND WIFE, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto THOMAS D. COOK. A SINGLE MAN AND MELISSA A. CONN, A SINGLE WOMAN, AS JOINT TENANTS WITH THE RIGHTS OF SURVIVORSHIP, 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:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING UNIT NO. 79 AS SHOWN ON THE PLAN OF WEST PARK PHASE 2, FILED AS EXHIBIT "B" TO, AND ESTABLISHED BY THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS OF RECORD IN INSTRUMENT NO. 20040304-0024541, AND AS AMENDED IN INSTRUMENT NO. 20041221-0151636 AND INSTRUMENT NO. 20050222-0018812, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TOGETHER WITH AN UNDIVIDED PERCENTAGE INTEREST IN THE COMMON AREAS/ELEMENTS APPURTENANT TO SAID UNIT AS SET FORTH IN SAID DECLARATION, TO WHICH REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE DESCRIPTION OF SAID UNIT.

BEING THE SAME PROPERTY CONVEYED TO RAMKUMAR MENON AND USHA B. NAIR, HUSBAND AND WIFE BY DEED FROM NVR, INC., A VIRGINIA CORPORATION T/A FOX RIDGE HOMES OF RECORD IN INSTRUMENT 200512140150159 ON 12/09/2005 AND FILED FOR RECORD ON 12/14/2005, REGISTER'S OFFICE FOR DAVIDSON COUNTY.

THIS CONVEYANCE IS SUBJECT TO A) PROPERTY TAXES, WHICH HAVE BEEN PRORATED AND ASSUMED BY THE GRANTEE (S) HEREIN; B) INSTRUMENTS OF RECORD SUCH AS RESTRICTIONS, DEDICATIONS, CONDITIONS, RESERVATIONS, EASEMENTS AND OTHER MATTERS AS RECORDED IN PLAT(S) INSTRUMENT 200406240075136, AND INSTRUMENT 200411120136248; COVENANTS, CONDITIONS, RESTRICTIONS AND BY-LAWS AS SET FORTH IN INSTRUMENT 200403040024541, INSTRUMENT 200412210151636, INSTRUMENT 200502220018812, AND INSTRUMENT 200602020013378; EASEMENT(S) AS SHOWN OF RECORD IN BOOK 6301, PAGE 684, AND INSTRUMENT 200305300073233, SAID REGISTER'S OFFICE; C) ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD AND/OR NOT STATED HEREIN.

USHA B. NAIR IS NOW KNOWN AS USHA NAIR MENON.

; unimproved ( )
This is improved (X) property, known as 7277 CHARLOTTE PIKE, UNIT #231, NASHVILLE, Tennessee 37209
(House Number) (Street) (P.O. Address) (City or Town) (Postal ZIP)

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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and 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(S), 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.

BILL GARRETT, Davidson County
Trans:T20100016871 DEEDWARR
Recvd: 03/23/10 11:14 2 pgs
Fees:13.00 Taxes:573.50
20100323-0021695

Witness my/our hand(s) this 12th day of March, 2010.

RAMKUMAR MENON

USHA B. NAIR n/k/a USHA NAIR MENON

STATE OF Tennessee
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, RAMKUMAR MENON and USHA B. NAIR nka USHA B. NAIR MENON, the within named bargainor, with whom I am personally acquainted (or proved to me 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 and official seal, this the 12th day of March, 2010.

Notary Public

My Commission Expires: 01/07/2013

(SEAL)

DANA DELWORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

RETURN TO:
Rudy Title And Escrow
2012 21st Avenue South
Nashville, TN 37212
Phone: (615)383-2903