[ADDRESS NEW OWNER:]	[SEND TAX BILL TO:]	[MAP-PARCEL NOS.]
[Nihar R. Saha]	[Castle Mortgage Corporation]	[MAP and PARCEL]
[ ]	[Attn: Tax Dept.]	[ ]
[840 Ember Lake Drive]	[#2 Metroplex Dr., #200]	[108-4-10]
[Nashville, TN 37214]	[Birmingham AL 35202-6785]	[ ]

[This instrument prepared by: Smith & Archer, P.C., 2605 Elm Hill Pike, Suite C]
[, Nashville, TN 37214 (Davidson County - Box 27B)]

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN and No/100 ($10.00) DOLLARS cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, We, **Steven H. Croson and wife, Gail R. Croson, by and through my lawful attorney-in-fact, Steven H. Croson,** (the "Grantors") have bargained and sold, and by these presents do transfer and convey unto **Nihar R. Saha, unmarried** (the "Grantees"), Grantees' successors and assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, being more particularly described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 30 on the Plan of Section Two, Larchwood, as shown on plat of record in Plat Book 5200, pages 57 thru 59 in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

BEING the same property conveyed to Steven H. Croson and wife, Gail R. Croson by warranty deed from Steven H. Croson and Melvin H. Croson and wife, Margaret P. Croson of record in Book 7960, Page 439, Register's Office, Davidson County, Tennessee.

This is property with a common address of 840 Ember Lake Drive, Nashville, TN 37214.

CONVEYANCE OF SAID PROPERTY IS MADE SUBJECT TO THE FOLLOWING: 1) Property taxes for the current year, said taxes being prorated and payment of same being assumed by the Grantees; 2) The Plan of Record in Book 5200, Pages 57-59, said Register's office and all matters therein; 3) Restrictive Covenants of record in Book 5479, Page 443, as revised in Book 5681, Page 532, as amended in Book 5688, Page 696, as revised in Book 6011, Page 130, all of said Register's Office.

[STATE OF TENNESSEE]
[COUNTY OF DAVIDSON]
[The actual consideration or value, whichever is greater for this transfer is $130,000.00]

N Saha
Affiant

[Subscribed and sworn before me this 10th day of May, 1996.]

Notary Public

[My Commission Expires: July 14, 1997]

NOTARY PUBLIC AT LARGE WILLIAMSON CO. TENN.

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantees, Grantees' successors and assigns, forever.

And Grantors do covenant with the said Grantees that Grantors are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered except as set forth herein.

And Grantors do further covenant and bind themselves, their representatives and assigns, to warrant and forever defend the title to the Property to the said Grantees, their successors and assigns against the lawful claims of all persons whomsoever.

When necessary for proper construction, the singular shall include the plural and the plural shall include the singular, and the reference to any gender shall include reference to any and all genders.

IN WITNESS WHEREOF, the Grantors have caused this Deed to be executed this **10th** day of **May, 1996**.

Steven H. Croson

Gail R. Croson

BY: Steven H. Croson
Steven H. Croson
Attorney-in-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named **Steven H. Croson**, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Attorney-in-Fact of **Gail R. Croson** and is authorized by Gail R. Croson to execute this instrument on her behalf by virtue of a Limited Power of Attorney recorded simultaneously herewith.

Witness my hand and official seal, this **10th** day of **May, 1996.**

NOTARY PUBLIC AT LARGE TENN. CO. NOSON

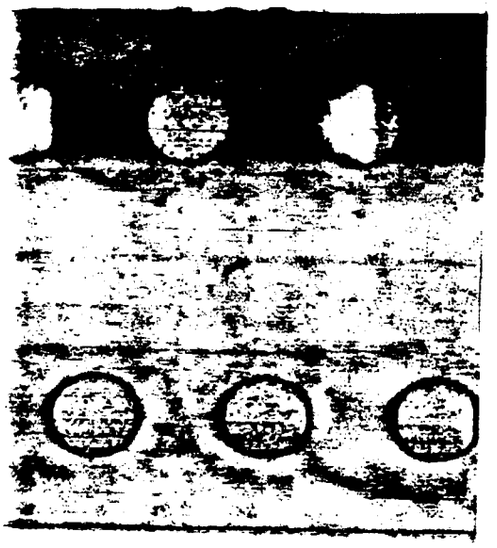
Notary Public
My Commission Expires: July 14, 1997

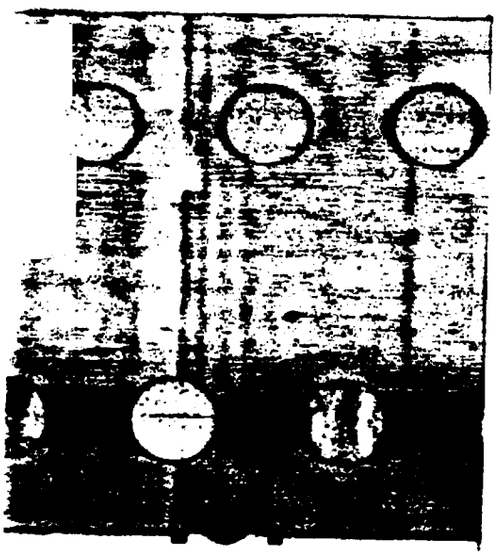
File No. 9604-153

0185088
IDENTIFICATION REFERENCE

96 MAY 24 PM 2:14
FELIX A. WILLIAMS REGISTER
DAVIDSON COUNTY, TN.

3261 05/24 0101 03CHECK 490.00





OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10060 PG 771

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT 130000.00
CON TX 481.00
PRFEE 1.00
MDEED 8.00
TOTAL 490.00
CHECK 490.00

05/24/96 01 14:19 0001 5261

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0185088
IDENTIF. ← REFERENCE

96 MAY 24 PM 2:14
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1043183