0272972

File Box 51-A

IDENTIF. & REFERENCE

BOOK 10349 PG 257

This Instrument Prepared By:
LAWLESS & ASSOCIATES, P.C.
Suite 109
First American Center
Nashville, TN 37238-0109

97 FEB 13 PM 3:40

DAVIDSON COUNTY, TN.

ADDRESS NEW OWNER:
Monty Banerjee
1203 Haber Drive
Brentwood, TN 37027

SEND TAX BILL:
To Owner

MORTGAGEE:
First American National Bank
First American Center
Nashville, TN 37237

MAP AND PARCEL:
MAP 82-7
GROUP
PARCEL 399

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, **Freddie McLean and wife, Kanice McLean,** hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Monty Banerjee, married,** hereinafter called the Grantee, his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Being Lot No. 9 and the north 10 feet of Lot No. 8 on the Map of Miller's Addition to Edgefield, of record in Book 57, page 133, Register's Office for said County.

Said Lot No. 9 and part of Lot No. 8 adjoin and front together 60 feet on the easterly side of Lischey Avenue, or North 4th Street, and run back between parallel lines 170 feet to an alley.

BEING the same property conveyed to Freddie McLean and wife, Kanice McLean, by deed from Jewell G. Haynes, Executor of the Estate of Sarah J. Haynes, as of record in Book 7376, page 620, Register's Office for Davidson County, Tennessee.

The description used in this conveyance is the same as the previous transfer.

This is improved property known as 817 Lischey Avenue, Nashville, TN 37207.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Monty Banerjee, married, his heirs and assigns, forever; and we, Freddie McLean and wife, Kanice McLean, 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 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, his heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this the 13th day of February, 1997.

Freddie McLean, by Kanice McLean, as his attorney-in-fact

Freddie McLean, by Kanice McLean, as his Attorney-in-Fact

Kanice McLean

Kanice McLean

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named **Kanice McLean**, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within Warranty Deed for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this the 13th day of February, 1997.

Herman A Reuben
NOTARY PUBLIC

My Commission Expires: July 24, 1999

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, **Kanice McLean**, with whom I am personally acquainted, and who acknowledged that she executed the

within instrument for the purposes therein contained, and who further acknowledged that she is the **Attorney-in-Fact for Freddie McLean** and is authorized by the said Freddie McLean to execute this instrument on behalf of the said Freddie McLean.

Witness my hand, at office this 13th day of February, 1997.

Herman A. Ruben
Notary Public

My Commission Expires: July 24, 1999

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $56,000.00.

AFFIANT

Subscribed and sworn to before me
this 13th day of February, 1997.

Herman A. Ruben
NOTARY PUBLIC

My Commission Expires: July 24, 1999

C:\WP51\WORK\CLOSINGS\YFA97142.WD

6282 02/13 0101 03CHECK 220.20

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

RECEIVED OF _____

FOR _____

BOOK 10349 PG 260

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

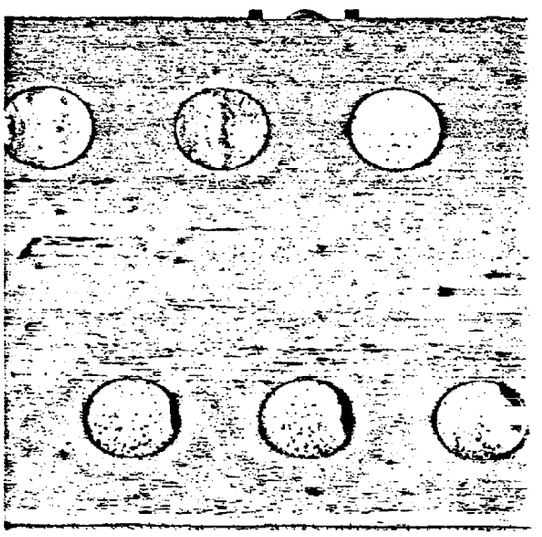
DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
				CAMT 56000.00
				CON TX 207.20
				PRFEE 1.00
				WDEED 12.00
				TOTAL 220.20
				CHECK 220.20

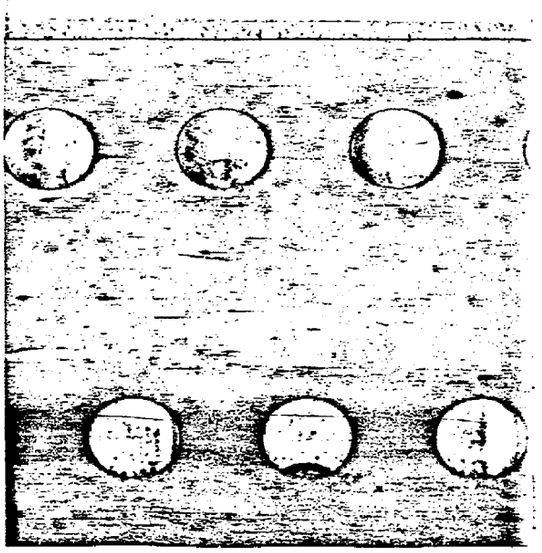
02/13/97 01 15:43 0001 6282

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

02272972
IDENTIF. & REFERENCE

97 FEB 13 PM 3:40
REGISTER'S OFFICE
DAVIDSON COUNTY, TN.





No. 1116749