60

This Instrument Prepared By:

Bottorff, Kavin & Cook
5110 Maryland Way, Suite 200
Brentwood, TN 37027

WARRANTY DEED

BOOK 10391 PG 421 RCD 1/5/

ADDRESS NEW OWNER:
Arup Kumar Ganguly and Hrilina Mukerji
649 Magnolia Lane
Nashville, Tennessee 37211

SEND TAX BILL:
To Owner

MORTGAGEE:
NationsBank of Tennessee, N.A.

MAP AND PARCEL:
MAP 172-3
GROUP A
PARCEL 64.00CO

FOR AND IN CONSIDERATION of the sum of Ten and 00/100 Dollars ($10.00) cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, Westminster Homes, Inc., hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto Arup Kumar Ganguly and wife, Hrilina Mukerji, 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. 64 on the Plan of The Woodlands, Phase 2, of record in Book 6900, page 635, Register's Office, Davidson County, Tennessee.

Being a part of the same property conveyed to Westminster Homes, Inc. by deed from Richter Dial Builders, Inc. of record in Book 10246, page 426, Register's Office for Davidson County, Tennessee.

This is improved property known as 649 Magnolia Lane, Nashville, TN 37211.

This conveyance is made subject to real property taxes for 1997 and subsequent years, and 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 Arup Kumar Ganguly and wife, Hrilina Mukerji, their heirs and assigns, forever; and Westminster Homes, Inc., does covenant with the said Grantees that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered unless otherwise herein set out; and Grantor does further covenant and bind itself, its successors, assigns and representatives, to warrant and forever defend the title to the said land to the said Grantees, their 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 the hand of a duly authorized officer this the 21st day of March, 1997.

BOOK 10391 PG 422

Westminster Homes, Inc.

By: _____
Robert A. Yeatman
Vice President

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Before me, the undersigned Notary Public in and for said County and State, personally appeared Robert A. Yeatman, 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 Vice President of Westminster Homes, Inc. , the within named bargainor, a corporation, and that he as such Vice President, executed the within Warranty Deed for the purposes therein contained.

Witness my hand and official seal this the 21st day of March, 1997.

_____
NOTARY PUBLIC

My Commission Expires: 9-28-97

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

The actual value or consideration, whichever is greater, for this transfer is $ 177,968.00.

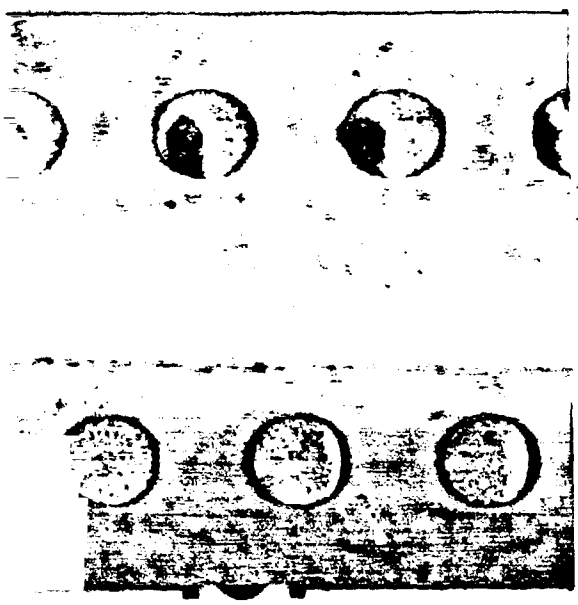
_____
AFFIANT

Subscribed and sworn to before me
this 21st day of March, 1997.

_____
NOTARY PUBLIC

My Commission Expires: Mar. 2, 1998





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10391 PG 423

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	177968.00
			CON TX	658.49
			PRFEE	1.00
			WDEED	8.00
			TOTAL	667.49
03/25/97	01	14:55 0001 1197	CHECK	667.49

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0286798

IDENTIFICATION REFERENCE

97 MAR 25 PM 2:51

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 1131493