PREPARED BY (AND RETURN TO):

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W & I Ref: (st) Title No: 41740
Dav. Co. File: Box 8

Instr:200006270063714 Page: 1 OF 2
REC'D FOR REC 06/27/2000 9:57:13AM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $1443.00

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Philip T. Hagey Margaret F. Hagey 149 Vaughns Gap Road Nashville, TN 37205	SAME

TAX MAP-PARCEL NUMBERS: 129-07-033

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$ 390,000.00,** cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Amit Basu and spouse, Eugenie D. Basu,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Philip T. Hagey and spouse, Margaret F. Hagey,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 17 on the Plan of West Meade Farms, Inc., of record in Plat Book 2133, Page 37, Register's Office for said County.

Said Lot No.17, which is a corner lot, fronts 163.0 feet on the southerly margin of Vaughns Gap Road and fronts 327.8 feet on the easterly margin of Groome Drive (a 50 foot unnamed street on said plan), said frontages being joined by a curve having a length of 39.9 feet, and extends back 303 feet on the easterly line and 151.0 feet on the southerly line, to a point of intersection.

Being the same property conveyed to Amit Basu and wife, Eugenie D. Basu by deed from Harry W. Peffen, Jr. and wife, Ann Workman Peffen of record in Book 8214, Page 183, Register's Office for Davidson County, Tennessee.

Description Reference: The description is the same as that used in the last deed prior to this transaction..

This conveyance is subject to: Taxes for 2000, and subsequent years; The Plan, with Owner's Certificate, of record in Plat Book 2133, Page 37, said Register's Office, which Plan shows a 90 foot minimum building setback line from Vaughns Gap Road and a 10 foot easement for public utility purposes along the rear line(s) And a 65 foot minimum building setback line from Groome Drive. Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage to the Metropolitan Government of Nashville and Davidson County, Tennessee, by instrument of record in Book 6172, page 52, said Register's Office.

This is improved property, known as: 149 Vaughns Gap Road, Nashville, TN 37205

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised 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.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 26th day of June, 2000.

Amit Basu

Eugenie D. Basu

State of Tennessee
County of Davidson

On this 26th day of June, 2000, before me the undersigned authority, personally appeared **Amit Basu** and **Eugenie D. Basu**, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: 5/30/04

PERCY WILKINS JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Notary Public

State of Tennessee
County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 390,000.00

Affiant

Sworn and subscribed before me on the 26th day of June, 2000.

My Commission Expires: 5/30/04

PERCY WILKINS JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Notary Public