Escrow Services of Tennessee, LLC
100 Winner's Circle, #150
Brentwood, TN 37027

This Instrument Prepared By:
HAROLD REEVES, ATTORNEY P.C.
640 Spence Lane, Suite 218
Nashville, TN 37217
(615) 361-6679

Davidson County DEEDWARR
Recvd: 01/16/01 15:34 2pgs
Fees:11.00 Taxes:195.73
20010116-0004767

ADDRESS NEW OWNER:
Stephanie Christian and Van E. Christian, II
905 Gilmore Avenue
Nashville, Tennessee 37204

SEND TAX BILL:
To Owner
Stephanie Christian
3017 Harrington Drive
Franklin, TN 37069
MAP AND PARCEL:
MAP 118-01
PARCEL 293
22W-12020

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, Monty Banerjee and wife, Ruma Banerjee hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Stephanie Christian and Van E. Christian, II, as tenants by the entirety, 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:

BEING Lot No. 89, on the Plan of Montrose Place, of record in Plat Book 57, Page 93, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to Monty Banerjee and wife, Ruma Banerjee, by deed from Robert C. King and wife, Shannon Williams King of record in Book 9574, Page 897, Register's Office for Davidson County, Tennessee.

This is the same description as in previous deed of record.

Taxes for 2001 have been pro-rated and assumed by Grantee.

Phil Dildine executed this instrument on behalf of Monty Banerjee and Ruma Banerjee pursuant to a Power of Attorney which is being placed of record currently herewith.

This is improved property known as 905 Gilmore Avenue, Nashville, TN 37204.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Stephanie Christian and Van E. Christian, II, their heirs and assigns, forever; and we, Monty Banerjee and wife, Ruma Banerjee do covenant with the said Grantees that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it; 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 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 our hands this the 11th day of January, 2001.

Monty Banerjee By [signature] Attorney in Fact
Monty Banerjee, by Phil Dildine, Attorney in Fact

Ruma Banerjee By [signature] Attorney in Fact
Ruma Banerjee, by Phil Dildine, Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me Phil Dildine with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, 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 the makers, or a constituent of the makers, and is authorized by the makers, or by their constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the makers. Witness my hand, at office, this the 11th day of January, 2001.

[signature]
Notary Public

GEORGE R. WOODS JR. NOTARY PUBLIC AT LARGE EXPIRES: JULY 23, 2002 SUMNER COUNTY, TENN

My Commission expires:

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $ 52,900.00.

[signature]
AFFIANT

Subscribed and sworn to before me this 11th day of January, 2001.

[signature]
NOTARY PUBLIC
My Commission Expires: July 14, 2002

W. AARON FORD NOTARY PUBLIC AT LARGE MONTGOMERY COUNTY, TN