Davidson County DEEDWARR
Recvd: 02/14/01 15:05 2pgs
Fees:11.00 Taxes:286.75
20010214-0014374

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

ADDRESS NEW OWNER:
Malik B. Brooks
913 Santa Maria Cove
MADISON TN 37115

SEND TAX BILL:
To Mortgagee

MORTGAGEE:
GMAC Mortgage Corporation
100 Witmer Road
Horsham, PA 19044-0963

MAP AND PARCEL:
MAP 51-13
PARCEL 13.00
12DZ-15672

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, Dr. Montosh Banerjee and wife, Ruma Banerjee hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Malik B. Brooks, 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. 1, on the Plan of Walton Lane Estates, of record in Plat Book 5200, Page 551, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.
>
> Being the same property conveyed to Dr. Montosh Banerjee and Ruma Banerjee by deed from Robert W. Slate of record in Book 9472, Page 138, Register's Office for Davidson County, Tennessee.
>
> This is the same description as in previous deed of record.

THIS conveyance subject to such easements and setback lines of record in Book 5200, Page 551, said Register's Office. Easement for Sanitary Sewers and/or Storm Drainage to Metropolitan Government of Nashville/Davidson County, of record in Book 6313, Page 994; Water Main easement of record in Book 6314, Page 1, said Register's Office.

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

Dr. Montosh Banerjee, Montosh Banerjee and Monty Banerjee is one and the same person.

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

This is improved property known as 3318 Walton Lane, Nashville, TN 37216.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Malik B. Brooks, his heirs and assigns, forever; and we, Dr. Montosh Banerjee and wife, Ruma Banerjee 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 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 14th day of February, 2001.

Dr. Montosh Banerjee By Phil Dildine Attorney-In-Fact
Dr. Montosh Banerjee, by Phil Dildine, Attorney in Fact

Ruma Banerjee By Phil Dildine 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 its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker. Witness my hand, at office, this the 14th day of February, 2001.

Notary Public

My Commission expires: January 31, 2004

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $ 77,500.00.

AFFIANT

Subscribed and sworn to before me this 14th day of February, 2001.

NOTARY PUBLIC
My Commission Expires: January 31, 2004