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

File Box 24

ADDRESS NEW OWNER:
RICHMOND HILL LAND TRUST
P. O. Box 811
Mt. Juliet, TN 37121

SEND TAX BILL:
Owner

Davidson County DEEDWARR
Recvd: 03/05/01 15:58 2pgs
Fees:11.00 Taxes:222.00
20010305-0020675

MAP AND PARCEL:
MAP 87-13
PARCEL 43
4D-12792

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, Monty Banerjee and wife, Ruma Banerjee hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto RICHMOND HILL LAND TRUST, hereinafter called the Grantee, its successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

BEING Lot No. 170, on the Plan of Valley Grove Subdivision, Section 2, of record in Plat Book 5200, Page 489, 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 James M. Wolchok and Robert L. Wolchok of record in Book 9748, Page 215, Register's Office for Davidson County, Tennessee.

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

This conveyance is subject to restrictions of record in Book 6011, Page 300 and Book 6096, Page 283, and such easements and setback lines of record in Plat Book 5200, Page 489, said Register's Office.

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

Phil Dildine executed this instrument on behalf of Monty Banerjee and wife, Ruma Banerjee pursuant to a Power of Attorney of record in Instr: 20010214-0014373, Register's Office, Davidson County, Tennessee.

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

This is improved property known as 908-910 Brooke Valley Court, Hermitage, TN 37076.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said RICHMOND HILL LAND TRUST, its successors and assigns, forever; and we, Monty 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, its successors 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 28th day of February, 2001.

Montosh Banerjee By Phil Dildine Attorney-In-Fact
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 a constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker. Witness my hand, at office, this the 28th day of February, 2001.

Gene W. Floyd
Notary Public

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission expires: ~~11/27/2004~~ 11/27/2004

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $ 60,000.00.

AFFIANT

Subscribed and sworn to before me this 28th day of February, 2001.

NOTARY PUBLIC
My Commission Expires:

NOTARY PUBLIC AT LARGE DAVIDSON CO.