Davidson County DEEDWARR
Recvd: 03/12/01 09:52 2pgs
Fees:11.00 Taxes:222.00
20010312-0023198

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

ADDRESS NEW OWNER:
Michael Collier and Debra Collier
121 Hilldale Drive
Mt. Juliet, TN 37122

SEND TAX BILL:
To Mortgagee

MORTGAGEE:
ABN AMRO Mortgage Group, Inc.
777 East Eisenhower Parkway, #700
Ann Arbor, MI 48108

MAP AND PARCEL:
MAP 87-13
PARCEL 51
4D-12788

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, Montosh Banerjee and wife, Ruma Banerjee hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Michael Collier and wife, Debra Collier, 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. 191, 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 Montosh Banerjee and wife, Ruma Banerjee, by deed from William B. Price, III of record in Book 9635, Page 816, 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.
This Property is conveyed "AS IS, WHERE IS" and is subject to any and all easements of record.
Phil Dildine executed this instrument on behalf of Montosh 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 4532-4534 Brooke Valley Drive, 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 Michael Collier and wife, Debra Collier, their heirs and assigns, forever; and we, Montosh 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 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.

Jane W. Floyd
Notary Public

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission expires: ~~1/27/2001~~ 1/27/04

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: 2-1-03

NOTARY PUBLIC AT LARGE DAVIDSON CO. TENN.