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Davidson County DEEDWARR
Recvd: 12/21/01 15:14 2pgs
Fees:13.00 Taxes:661.93

20011221-0141350

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $178,900.00

Debajyoti Biswas
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th DAY OF DECEMBER, 2001.

Jimmy A. Duncan
Notary Public

MY COMMISSION EXPIRES: 10-25-2003

(AFFIX SEAL)

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TENNESSEE

THIS INSTRUMENT WAS PREPARED BY
JIMMY A. DUNCAN, ATTORNEY AT LAW, 4908 CHARLOTTE AVENUE, NASHVILLE, TN 37209

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
DEBAJYOTI BISWAS, ET UX	**UNION PLANTERS BANK, N.A.**	**128-3A-12**
(NAME) **504 CEDAR FOREST COURT**	(NAME) **P.O. BOX 2282**	
(ADDRESS) **NASHVILLE, TN 37209**	(ADDRESS) **MEMPHIS, TN 38101-2282**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **WE, JAMES R. VEATCH AND WIFE, JUSTINE P. HONEYMAN,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **DEBAJYOTI BISWAS AND WIFE, SWATI BISWAS** HEREINFTER 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:

Land in Davidson County, Tennessee, being Lot No. 12 on the Plan of first Revision Cedar Forest Sawyer Brown Road, of record in Book 6900, page 383, Register's Office for Davidson County, Tennessee to which plan reference is hereby made for a more complete legal description.

Being the same property conveyed to James Russell Veatch, Jr., and wife, Justine P. Honeyman by deed from James Russell Veatch, Jr., of record in Book 10004, page 132, Register's Office for Davidson County, Tennessee.

This conveyance is subject to By-Laws of Cedar Forest Homeowner's Association, Inc., of record in Book 6925, page 771, Register's Office for Davidson County, Tennessee, The Plan of record in Book 6900, page 383, said Register's Office, shows an Owner's Certificate, and is subject to all matters as set forth therein, Declaration of Covenants, Conditions and Restrictions of Cedar Forest of record in Book 6925, page 751, and as amended in Book 7163, page 686, Register's Office for Davidson County, Tennessee, Restrictive Covenants contained in instrument of record in Book 6805, page 253, said Register's Office, Agreement to obtain dirt from premises for a borrow pit granted Davidson County Highway Department by W. J. Gaddes, Jr. and wife, by an instrument dated October 17, 1952 filed January 14, 1953, of record in Book 2106, page 233, Register's Office for Davidson County, Tennessee, Easement for the cut slopes as set out in the right-of-way W. J. Gaddes, Jr. and wife, to Davidson County, of record in Book 2105, page 233, Register's Office for Davidson County, Tennessee and any and all other easements, restrictions and conditions of record which may affect said property.

Unimproved ( )
This is improved(X) property, known as **504 CEDAR FOREST COURT, NASHVILLE, TN 37209**
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs assigns forever; and we 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 the same is unencumbered, unless otherwise herein set out; 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 number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hand(s) this 20th day of DECEMBER, 2001.

JAMES R. VEATCH, JR.

JUSTINE P. HONEYMAN

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **JAMES R. VEATCH, JR. AND JUSTINE P. HONEYMAN**, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville , Tennessee this 20th day of DECEMBER, 2001.

Commission expires: **OCTOBER 25, 2003.**

Notary Public

JIMMY A. DUNCAN NOTARY PUBLIC DAVIDSON COUNTY