PREPARED BY (AND RETURN TO):

WILKINS & IVEY
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W & I Ref:(GJ) Title No: 43317
Dav. Co. File: Box 8

Davidson County DEEDWARR
Recvd: 03/26/02 16:11 3pgs
Fees:18.00 Taxes:342.25
20020326-0036917

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Arup Bandyopadhyay Nandita Bandyopadhyay 4849 Peninsula Pt. Dr. Hermitage, TN 37067	Crown Mortgage Services 833-C Wren Road Goodlettsville, TN 37072

TAX MAP-PARCEL NUMBERS: 119-06-281

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$92,500.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **David Sengmany and Bounleua Sengmany and Stan Akhom**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Arup Bandyopadhyay and spouse, Nandita Bandyopadhyay** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 39 on the Plan of Section One, Rosewood Estates of record in Book 4955, page 29, Register's Office for said County.

Said Lot No. 39 fronts 60.0 feet on the northerly margin of Peachtree Street and extends back 148.20 feet on the easterly line and 147.58 feet on the westerly lien to a dead line in the rear, measuring 85.55 feet thereon.

Being the same property conveyed to Damsa Akhom et ux Bounleva Akhom by deed from Rogelio E. Davis et ux Ruth H. Lewis of record in Book 6318, page 234, said Register's Office. By Quitclaim Deed of record in Book 8582, page 29, said Register's Office, a joint tenancy with the right of survivorship was created in Damsa Akhom and wife, Bounleva Akhom and Soukdara Akhom. The said Damsa Akhom is also known as David D. Sengmany. The said Bounleva Akhom is also known as Bounleva Sengmany. The said Soukdara Akhom is also known as Stan Akhom.

Vickie Akhom, spouse of Stan Akhom, joins in this conveyance soley to convey any and all marital interest she may have in the above described property.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 2002, and subsequent years; The Plan, with Owner's Certificate, of record in Plat Book 788 Page 29, said Register's Office, which Plan shows a 30 foot minimum building setback line from Peachtree Street and a 10 foot easement for public utility and drainage purposes along the rear lines and a 2.5 x 25 foot utility anchor easement located on the southwesterly front corner of said lot.

This instrument is executed on behalf of Stan Akhom and Vickie Akhom by Mike Kavata Sengmany as Attorney in Fact pursuant to a Power of Attorney being recorded simultaneously herewith. The affidavit of said Attorney in Fact is attached as "Exhibit A' to this instrument and incorporated herein by reference.

This is improved property, known as: 22 Peachtree, Nashville, Tennessee 37210

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 25th day of March, 2002.

David Sengmany

Bounleua Sengmany

Stan Akhom by: Mike Kavata Sengmany
Atty-In-Fact

Vickie Akhom by: Mike Kavata Sengmany
Atty-In-Fact

State of TENNESSEE
County of DAVIDSON

On this 25th day of March, 2002 , before me the undersigned authority, personally appeared David Sengmany, Bounleua Sengmany to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: _____

PERCY WILKINS, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Notary

My Commission Expires MAY 30, 2004

State of TENNESSEE
County of DAVIDSON

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is $92,500.00

Affiant

Sworn and subscribed before me this the 25th day of March, 2002

My Commission Expires: _____

PERCY WILKINS, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Notary Public

My Commission Expires MAY 30, 2004

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 , **Mike Kavata Sengmany** with whom I am personally acquainted (or whose identity was proved to me on the basis of satisfactory evidence), and who acknowledged the execution of the within instrument on behalf of **Stan Akhom and Vickie Akhom** , as Attorney-in-Fact, as the free act and deed of the said Principal(s).

Witness my hand and official seal at Nashville, Tennessee, this 25th day of March, 2002

Notary Public

My Commission Expires:_____

PERCY WILKINS, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires MAY 30, 2004

EXHIBIT "A"

To

Warranty Deed

FROM: David Sengmany and Bounleua Sengmany and Stan Akhom

TO: Arup Bandyopadhyay and spouse, Nandita Bandyopadhyay

State of Tennessee
County of Davidson

A F F I D A V I T

The undersigned Affiant, being first duly sworn, deposes and says as follows:

1. That the document to which this affidavit is exhibited is executed by the undersigned as attorney-in-fact for the principal(s) thereon shown.

2. That this execution is proper and within the scope of the power-of-attorney referenced in the instrument.

3. Pursuant to the provisions of *Tennessee Code Annotated,* Section 34-6-105(c), of the Uniform Durable Power of Attorney Act, the undersigned Affiant certifies that at the time of execution of said document the Affiant had no knowledge or notice of the termination of the power-of-attorney, either by revocation or by a principal's death, disability, or incapacity.

Further the Affiant Saith not.

Mike Kavata Sengmany, Affiant

Sworn to and subscribed before me this
25th day of March, 2002

Notary Public

My Commission Expires:_____

PERCY WILKINS, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires MAY 30, 2004