WHEN RECORDED PLEASE RETURN TO MOORELAND TITLE
7100 EXECUTIVE CENTER DRIVE BRENTWOOD, TN 37027

Davidson County DEEDWARR
Recvd: 04/17/02 14:11 2pgs
Fees:13.00 Taxes:207.20

20020417-0047737

This Instrument Was Prepared By:

KIRK C. WAITE
P. O. BOX 1966
BRENTWOOD, TENNESSEE 37024-1966

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value, whichever is greater, for this transfer is $56000.00

Affiant

Subscribed and sworn to before me, this 4th day of April, 2002.

Notary Public

My Commission Expires:

KIRK C. WAITE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires November 27, 2004

Address New Owner as Follows:	Send Tax Bills to:	Map-Parcel Numbers
Sydney Chen and Jenny Chen Joint Tenants in Common	New Owners 817 Lischey Ave Nashville, TN 37207	082-07-0 399

WARRANTY DEED

For and in consideration of the sum of Fifty Six Thousand and No/100 ($56,000.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, Monty Banerjee, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto Sydney Chen and Jenny Chen, tenants in common with the right of survivorship, hereinafter called the Grantees, their heirs and assigns, a certain tract of land in Davidson County, Tennessee, described as follows:

Being Lot No. 9 and the north 10 feet of Lot No. 8 on the Map of Miller's Addition to Edgefield, of record in Book 57, page 133, Register's Office for said County.

Said Lot No. 9 and part of Lot No. 8 adjoin and front together 60 feet on the easterly side of Lischey Avenue, or North 4th Street, and run back between parallel lines 170 feet to an alley.

Being the same property conveyed to Monty Banerjee, married by deed of even date herewith from Freddie McLean and wife, Kanice McLean, as of record in Book 10349, page 257, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to taxes for 2001 and subsequent years, easements, and restrictions.

This is improved property known as 817 Lischey Ave, Nashville, Tennessee 37207.

TO HAVE AND TO HOLD the said tract [parcel] of land, with the

appurtenances, estate, title and interest thereto belonging to said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except as otherwise herein set out; Grantor does further covenant and bind themselves, their heirs and representatives, to warrant and forever defend the title to said land to said Grantee, their heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS my hand this 4th day of April, 2002.

Monty Banerjee by Deborah Smith Attorney in Fact

Monty Banerjee by Deborah Smith Attorney in Fact

Ruma Banerjee by Deborah Smith Attorney in Fact

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Deborah Smith, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that she is the attorney in Fact for Monty Banerjee and Ruma Banerjee under a power of attorney, and is authorized by Monty Banerjee and Ruma Banerjee to execute this instrument on behalf of Monty Banerjee and Ruma Banerjee.

KIRK C. WAITE
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

Notary Public

My Commission Expires:

My Commission Expires
November 27, 2004