# 18188

THIS INSTRUMENT WAS PREPARED BY
Bankers Title & Escrow Corp.
3310 West End Avenue, Suite 410
Nashville, Tennessee 37203

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 410,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th DAY OF June, 2002

Notary Public

MY COMMISSION EXPIRES: 3/26/06
(AFFIX SEAL)

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Davidson County DEEDWARR
Recvd: 07/02/02 11:21 2pgs
Fees:13.00 Taxes:1517.00
20020702-0079337

# WARRANTY DEED

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Sudhansu K. Dey (NAME) | SunTrust Mortgage Inc. (NAME) | MAP 143-6-A |
| 221 Harpeth Wood Drive (ADDRESS) | P. O. Box 57028 (ADDRESS) | PARCEL 44 |
| Nashville, TN 37221 (CITY) (STATE) (ZIP) | Irvine, CA 92619-7028 (CITY) (STATE) (ZIP) | |

FOR AND 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, John W. Atkins and wife, Lynn D. Atkins

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Sudhansu K. Dey and wife, Anjana Dey

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:

Land in Davidson County, Tennessee, being Lot No. 10 on the Plan of Phase Two Harpeth Trace Estates, as of record in Plat Book 5200, page 556 thru 558, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to John W. Atkins and wife Lynn D. Atkins by deed from Patricia L. Stone, unmarried, as of record in Book 10890, page 32, Register's Office for Davidson County, Tennessee.

This coveyance is subject to the following:

(1) Any and all zoning regulations, building restrictions, setback lines, if any and easements and right of way for public utilities applicable to this property. (2) Restrictions of record in Book 5120, page 208, Book 5120, page 918, corrected in Book 5182, page 767, Book 5178, page 138, Book 5182, page 769, Book 5380, page 357, and Book 6094, page 718; Charter of record in Book 5120, page 199, amended in Book 6556, page 694; (3) All matters appearing on the plan of record in Plat Book 5200, pages 556 thru 558, Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved ( X ) property, known as 221 Harpeth Wood Drive, Nashville, TN 37221
(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 and 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 26th day of June, 2002

John W. Atkins

Lynn D. Atkins By: John W. Atkins, Attorney in fact Atty in fact

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 John W. Atkins

the bargainor _____, 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. Witness my hand and official seal at Nashville, Tennessee, this 26th day of June, 2002.

Commission expires July 24, 2004

Notary Public

R. L. MOORE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

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 John W. Atkins I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument on behalf of Lynn D. Atkins as her Attorney in Fact, as the free act and deed of the within named Lynn D. Atkins.

Witness my hand and official seal at Nashville, TN this 26th day of June, 2002.

R. L. MOORE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

**NOTARY PUBLIC**

My Commission Expires: July 24, 2004