Box 13
#3422

This Instrument Prepared By:
Bottorff, Kavin & Cook, PLC
155 Franklin Road, Suite 120
Brentwood, Tennessee 37027

ADDRESS NEW OWNER:
Santiago Amaya
23A & 23B Lutie Street
Nashville, Tennessee 37211

SEND TAX BILL TO:
mortgagee

MORTGAGEE:
ABN AMRO Mortgage Group Inc
PO Box 9064
Troy, MI 48084

MAP **119-6**
GROUP
PARCEL **346**

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named "GRANTEE", and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Mukul R. Banerjee and wife, Gita Banerjee,** hereinafter called the "GRANTORS", have bargained and sold, and by these presents, do transfer and convey unto **Santiago Amaya and wife Ana Amaya**, hereinafter called the "GRANTEE", 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. 48 of Plan of Rosewood Estates Subdivision, Section II, of record in Plat Book 4955, page 125, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and detailed description of said lot. Said lot No. 48 fronts 65 feet on the southerly margin of Lutie Street and runs back 198.41 feet on the easterly side lot line and 203.40 feet on the westerly side lot line to a line on the rear on which it measures 65.19 feet thereon.

Being the same property conveyed to Mukul R. Banerjee and wife, Gita Banerjee by deed from Lineberry Properties of record in Book 7228, page 627, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

This conveyance is further made subject to real property taxes for 2002 and subsequent years.

This is improved property known as 23A & 23B Lutie Street, Nashville, Tennessee 37211.

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", their heirs and assigns, forever, and, GRANTORS do covenant with the said "GRANTEE" that they 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, "GRANTORS", do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said "GRANTEE", and his heirs and assigns, against the lawful claims of all persons whomsoever. Whereever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Davidson County DEEDWARR
Recvd: 08/20/02 11:50 2pgs
Fees:13.00 Taxes:314.50
20020820-0100536

WITNESS our hands this the 7th day of August, 2002.

Mukul R. Banerjee

Gita Banerjee by Mukul R Banerjee atty-in-fact

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Mukul R. Banerjee individually and as attorney in fact for Gita Banerjee**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within Warranty Deed, individually, and in behalf of Gita Banerjee for the purposes therein contained.

WITNESS my hand and official seal this 7th day of August, 2002.

R. Francene Kavin
NOTARY PUBLIC

My Commission Expires: 12/15/2004

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

The actual value or consideration, whichever is greater, for this transfer is $85,000.00.

AFFIANT

Subscribed and sworn to before me on this 7th day of July, 2002.

R. Francene Kavin
NOTARY PUBLIC

My Commission Expires: 12/15/2004