Davidson County DEEDWARR
Recvd: 12/17/02 14:56 2pgs
Fees:13.00 Taxes:832.50
20021217-0155659

This Instrument Prepared By:
Title Escrow, Inc.
640 Spence Lane, Suite 218
Nashville, TN 37217
(615) 361-6679

File Box 24

ADDRESS NEW OWNER:
Dilip Bhowmik and Shubha Bhowmik
913 Winston Place
Nashville, TN 37204

SEND TAX BILL:
To Owner

MAP AND PARCEL:
MAP 91-11
PARCEL 220.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, Mohsen Sarfehjoo, hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto Dilip Bhowmik and wife, Shubha Bhowmik, as tenants by the entirety, 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:

> BEING Lot No. 510, on the Plan of Grandview Heights, of record in Book 161, Page 14 and 15, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.
>
> Being a part of the same property conveyed to Mohsen Sarfehjoo, by deed from Abdirizak M. Hassan of record in INST: 20020905-0107823, Register's Office for Davidson County, Tennessee.

This is part of the same description as in previous deed of record.
This conveyance is subject to restrictions of record in Book 11686, Page 731, and such easements and setback lines of record in Plat Book 161, Pages 14-15, said Register's Office.
Taxes for 2002 have been pro-rated and paid.

This is improved property known as 2523 A&B Nolensville Road, Nashville, TN 37211. Subject property has never been marital residence of grantor.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Dilip Bhowmik and wife, Shubha Bhowmik, their heirs and assigns, forever; and I, Mohsen Sarfehjoo, married do covenant with the said Grantees that I am lawfully seized and possessed of said land in fee simple, have a good right to convey it; and I 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 shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this the 10th day of December, 2002.

Mohsen Sarfehjoo

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Mohsen Sarfehjoo, married 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 Warranty Deed for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this the 10th day of December, 2002.

NOTARY PUBLIC

My Commission Expires: 11/27/2004

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $ 225,000.00.

Shubha Bhowmik
AFFIANT

Subscribed and sworn to before me this 10th day of December, 2002.

NOTARY PUBLIC
My Commission Expires: 11/27/2004