Box 56

This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
4300 Sidco Drive Suite 201
Nashville, TN 37204

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater is $34,500.00.

Arup Bandyopadhyay
Affiant

Subscribed and sworn before me this the 11th of August, 2004.

Notary Public
My commission expires:

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
My Commission Expires November 27, 2004

Davidson County DEEDWARR
Recvd: 08/12/04 13:21 2pgs
Fees:13.00 Taxes:127.65

20040812-0097554

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Arup Bandyopadhyay	NEW OWNER	126-0-74
4849 Peninsula Pointe Drive		
Hermitage, TN 37076		

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Joseph Frank Duncan, Jr., Unmarried, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Arup Bandyopadhyay and wife, Nandita Bandyopadhyay, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in the 23rd councilmanic district of Nashville, Davidson County, Tennessee, being tract III conveyed in deed book 9983, page 863, Register's Office for said county and more particularly described as follows:

Beginning in the west right of way of Old Charlotte Road at a point located northerly 2675 feet, more or less, from the intersection of said Old Charlotte Road and the north right of way of U. S. Highway 70;

Thence leaving said Old Charlotte Road N 86 degrees 39' 11" W, 626.06 feet to an iron pin in the east line of Garlon Crossno described in deed book 5005, page 302, R. O. D. C.;

Thence with said Crossno N 12 degrees 12' 33" E, 149.32 feet to an iron pin;
Thence S 86 degrees 38 ' 13" E, 639.91 feet to the west right of way of Old Charlotte Road;
Thence with said Old Charlotte Road S 17 degrees 23" 24" W, 149.73 feet to the point of beginning and containing 2.14 acres, more or less, pursuant to survey provided by John Kohl & Company, P. C., dated September 8, 2003.

Being part of the same property conveyed to Joe F. Duncan, Jr. and wife, Angie R. Duncan by deed from Jerry P. Levine of record in Book 9983, Page 863 dated March 16, 199 and being further conveyed to Joseph Frank Duncan, Jr. by deed of record as Instrument No. 20040525-0061386 dated May 17, 2004, Register's Office for Davidson County, Tennessee.

THIS IS IMPROVED PROPERTY KNOWN AS 9052 Old Charlotte Rd., Pegram, TN 37143 .

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, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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 my hand this the 11th of August, 2004.

Joseph Frank Duncan, Jr.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Joseph Frank Duncan, Jr., with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 11th of August, 2004.

My commission expires:

Notary Public

