THIS INSTRUMENT WAS PREPARED BY

Bankers Title & Escrow Corp.
3310 West End Ave., Ste. 410
Nashville, TN 37203

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 189,900.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 6 DAY OF May, 2005

Notary Public

MY COMMISSION EXPIRES: 2-26-07

(AFFIX SEAL)

JAMES A. WAECHTER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN

Davidson County DEEDWARR
Recvd: 05/11/05 13:36 2 pg
Fees:13.00 Taxes:702.63

20050511-0053222

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Kaushik Mukherjee	SunTrust Mortgage, Inc.	MAP 104-15B
2112 Blair Avenue #9	201 4th Ave. North, 7th Floor	PARCEL 9
Nashville, TN 37212	Nashville, TN 37219	
(CITY) (STATE) (ZIP)	(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, **Lu Xie and spouse Anshi Xie**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Kaushik Mukherjee and wife, Anamika Banerji Mukherjee**

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 Unit No. 9 on the Plan of Winchester Place Condominiums, of record in Plat Book 6200, page 555, and as set forth in the Master Deed as of record in Book 7088, page 131, Register's Office for Davidson County, Tennessee, together with all fixtures, appliances, wall coverings, carpets and/or other improvements therein and the undivided interest in the General and Limited Common elements appurtenant thereto.

BEING the same property conveyed to Lu Xie, married, by deed from Dannie Epstein and wife, Janet B. Epstein of record as Instrument No. 2002007010078746, Register's Office for Davidson County, Tennessee.

Anshi Xie, spouse of Lu Xie, joins in this conveyance for the sole purpose of conveying any marital interest he may have in the subject property.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is ( ) UNIMPROVED

(X) IMPROVED property known as **2112 Blair Avenue #9, Nashville, TN 37212.**

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 ____ hand( ) this the 6th day of May, 2005.

Lu Xie

Anshi Xie by Lu Xie

Anshi Xie, BY: Lu Xie, Attorney 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 **Lu Xie** the bargainor__, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor__, and who acknowledged that she executed the within instrument of the purposes therein contained.

Witness my hand and official seal this the 6th day of May, 2005.

My Commission expires 1-26-07

Notary Public

JAMES A. WAECHTER 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 **Lu Xie** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument on behalf of **Anshi Xie**, as her Attorney in Fact, as the free act and deed of the within named **Anshi Xie**.

Witness my hand and official seal this the 6th day of May, 2005.

My Commission expires 1-26-07

Notary Public

JAMES A. WAECHTER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN