Davidson County DEEDWARR
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Fees:13.00 Taxes:604.95

20050516-0054693

File No. 250401333

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $163,500.00

*Arup Bandyopadhyay
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12TH DAY OF MAY, 2005.

Frances Leyhew
Notary Public

MY COMMISSION EXPIRES: 8-22-05
(AFFIX SEAL)

FRANCES LEYHEW NOTARY PUBLIC AT LARGE MY COMM. EXP. AUG. 22, 2005 RUTHERFORD CO. TN

THIS INSTRUMENT WAS PREPARED BY
David W. Kious, Attorney
Southern Title Services
1535 W. Northfield Blvd., Suite 16
Murfreesboro, TN 37129

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Arup Bandyopadhyay	Union Planters Bank, N.A. d/b/a Regions Mortgage	149-00-0-191.00
(NAME) 4849 Peninsula Pointe Drive	(NAME) 2019 Richard Jones Road	
(ADDRESS) Hermitage, TN 37076	(ADDRESS) Nashville, TN 37215	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN 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, Guy T. Wright and Shirley C. Wright, Trustees under the revocable Wright Living Trust, dated January 17, 2001, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Arup Bandyopadhyay and wife, Nandita Bandyopadhyay**, 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 lying in the 2nd Civil District of Davidson County, Tennessee, being more particularly described according to a Survey made by James L. Murphy, Jr. & Co., dated August 18, 1966, as follows:

Beginning at a point in the northeasterly margin of Una-Antioch Pike, said point being N 58 degrees 00 minutes E, 30.0 feet from a point in the center line of said Una-Antioch Pike, said point in the center line of Una-Antioch Pike being northwardly 912 feet, more or less, from the point at which the center line of Una-Antioch Pike intersects the center line of Richards Road, thence from the point of beginning, N 32 degrees 00 minutes W with the northeasterly margin of Una-Antioch Pike, 478.33 feet to a point; thence continuing with said northeasterly margin of Una-Antioch Pike around a 6.19 degree curve to the right, 149.83 feet to a point, the southwest corner of the property conveyed to Clarence Nelson Carter, et ux, as of record in Book 2044, Page 233, Register's Office for Davidson County, Tennessee; thence with the fence which is Carter's southerly boundary line, N 88 degrees 01 minutes 30 seconds E, 20.90 feet; S 63 degrees 43 minutes 30 seconds E, 110.08 feet; S 61 degrees 50 minutes 30 seconds E, 86.89 feet; S 71 degrees 48 minutes 20 seconds E, 31.01 feet; S 58 degrees 53 minutes 30 seconds E, 75.44 feet; S 61 degrees 40 minutes 30 seconds E, 38.86 feet; S 57 degrees 52 minutes 40 seconds E, 54.03 feet; S 64 degrees 26 minutes 30 seconds E, 69.23 feet; S 63 degrees 57 minutes 40 seconds E, 77.60 feet; S 61 degrees 06 minutes 10 seconds E, 47.08 feet; S 59 degrees 36 minutes E, 58.75 feet; S 60 degrees 26 minutes E, 29.07 feet; S 68 degrees 53 minutes 40 seconds E, 39.57 feet; thence leaving said fence going S 58 degrees 00 minutes W, 394.03 feet to the point of beginning, containing 3.00 acres, more or less.

Being the same property conveyed to Guy T. Wright and Shirley C. Wright, Trustees, or their successors in trust, under the revocable Wright Living Trust, dated January 17, 2001, and any amendments thereto by Warranty Deed dated January 31, 2001 of record in Instrument No. 20010202-0010563, Register's Office for Davidson County, Tennessee.

This conveyance is subject to Sanitary Sewer and/or Storm Drainage Easement of record in Book 9731, Page 715, said Register's Office.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ property, known as 2410 Una Antioch Pike, Antioch, TN 37013
(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 hands this 12th day of May, 2005.

Guy T. Wright and Shirley C. Wright, Trustees under the revocable Wright Living Trust, dated 01/17/2001

By: _____
Guy T. Wright, Trustee

By: _____
Shirley C. Wright, Trustee

STATE OF TENNESSEE

COUNTY OF RUTHERFORD

Before me, the undersigned Notary Public, of the state and county aforesaid, personally appeared Guy T. Wright and Shirley C. Wright, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged themselves to be the Trustees of Guy T. Wright and Shirley C. Wright, Trustees under the revocable Wright Living Trust, dated January 17, 2001, the within named bargainors, a Revocable Living Trust, and that they as such Trustees, as duly authorized executed the foregoing instrument for the purposes therein contained, by signing the name of the Revocable Living Trust by themselves as Trustees.

Witness my hand at office this 12th day of May, 2005.

My Commission expires: 8-22-05

_____
Notary Public

FRANCES LEYHEW
MY COMM. EXP.
NOTARY PUBLIC AT LARGE
AUG. 22, 2005
RUTHERFORD CO., TN

File Number: 250401333

RETURN TO:
Southern Title Services
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Murfreesboro, TN 37129