03

Realty Title
48-A

Prepared by:
Realty Title & Escrow Company, Inc.
3815 Cleghorn Ave., Suite 102
Nashville, TN 37215

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $160,000.00

Kristen E. Shepherd
Affiant

Subscribed and sworn to before me, this 19TH **day of August, 2005.**

Deborah K. Devine
Notary Public
My commission expires: 02/22/09

Deborah K. Devine
State of Tennessee Notary Public
Davidson County

03-0507-32961

Address of New Owner:	**Send Tax Bills to:**	**Tax Information**
Kristen E. Shepherd	Regions Bank, N.A.	126-15-0-B-245
7117 Commonwealth Circle	275 Collage Ave./P.O. Box 937	
Nashville TN 37221	Gainesville, GA 30501	

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Anjan Biswas and wife, Keka Biswas, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Kristen E. Shepherd, hereinafter called the Grantees, their successors 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. 151, on the Plan of Section Three Lexington Point, of record in Instrument No. 20020116-0006331, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Anjan Biswas, a married man, and Keka Biswas, his wife, by deed from Beazer Homes Corp., DBA Phillips Builders, a Tennessee Corporation, of record in Instrument No. 20020626-0076953, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 7117 Commonwealth Circle, Nashville, TN 37221

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 assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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 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.

Davidson County DEEDWARR
Recvd: 08/30/05 08:24 2 pgs
Fees:13.00 Taxes:592.00
20050830-0103525

WITNESS my hand this 16TH day of August, 2005.

A Biswas
Anjan Biswas

Keka Biswas
Keka Biswas

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Anjan Biswas and Keka Biswas, 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 in Nashville, TN, this 16TH day of August, 2005.

Deborah K. Devine
~~Diane K. Mann~~ DEBORAH K. DEVINE
State of Tennessee at Large

My Commission expires ~~02/22/09~~
11/22/08

