Prepared by & Return To:
PROFESSIONAL ESCROW
101 Westpark Drive, Suite 120
Brentwood, TN 37027

Davidson County DEEDWARR
Recvd: 11/14/05 11:22 2 pgs
Fees:13.00 Taxes:777.00
20051114-0137049

WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Ten and 00/100 Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, **ROBERT M. PAUTIENUS AND WIFE, JENNA M. PAUTIENUS**, herein in after referred to as "Grantor") have this day bargained and sold and do hereby transfer and convey unto undersigned, **CHANDAN CHAUDHURI, A SINGLE MAN** (hereinafter referred to as "Grantee") their heirs and assigns, forever, that certain parcel of real estate located in **DAVIDSON County, State of Tennessee**, and being described as follows, to-wit:

LAND IN DAVIDSON CO., TENNESSEE, BEING LOT NO. 142 ON THE PLAN OF SECTION THREE, INDIAN CREEK ESTATES, OF RECORD IN PLAT BOOK 9700, PAGE 817, REGISTERS OFFICE FOR DAVIDSON CO. TENNESSEE, TO WHICH PLAN REFERENCE IS HERBEY MADE FOR A COMPLETE AND ACCURATE DESCRIPTION THEROF.

BEING THE SAME PROPERTY CONVEYED TO ROBERT M. PAUTIENUS AND WIFE, JENNA M. PAUTIENUS BY DEED DATED 8-14-2000 AND RECORDED 08-21-2000 FROM EUGENE A. COLLINS, UNMARRIED OF RECORD IN INSTRUMENT NO. 20000821-0082357, REGISTERS OFFICE FOR DAVIDSON CO. TENNESSEE

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee(s), their heirs and assigns, forever.

The undersigned covenant with the said Grantee that they are lawfully seized and possessed of said parcel of real estate, and that they have a good right to convey the same and that it is unencumbered, except for the lien of current year's property taxes, which taxes have been prorated between the parties herein.

The undersigned further covenant and bind themselves, their heirs and assigns, to forever warrant and defend the title to said real estate to the Grantee(s), their heirs and assigns, against the lawful claims of all persons, whomsoever.

Witness our hands this 10 **day of** November, **20** 05

ROBERT M. PAUTIENUS

JENNA M. PAUTIENUS

STATE OF TENNESSEE
COUNTY OF Williamson

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared **ROBERT M. PAUTIENUS AND JENNA M. PAUTIENUS**, the within named bargainers, to me personally known (or proved to me on the basis of satisfactory evidence) to be the persons who executed the foregoing instrument on behalf of said corporation, and acknowledged that he executed the same as her free act and deed for the purposes therein contained.

Witness my hand and official seal this 10 **day of** November, 2005

Notary Public
My Commission Expires: 5/28/08

MICHELLE HAWKINS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value, whichever is greater, for this transfer is **$210,000.00** which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this 10 **day of** November, 2005

My Commission Expires: 5/28/08

MICHELLE HAWKINS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TENNESSEE

Notary Public
MAP AND PARCEL NUMBER: 181-03-0A-142.00CO

ADDRESS NEW OWNER:
CHANDAN CHAUDHURI
7104 CALDERWOOD DRIVE
ANTIOCH, TN 37013

SEND TAX BILLS TO:
Same