Instrument prepared by:
Wilson and Associates, P.L.L.C.
1521 Merrill Drive, Suite D-220
Little Rock, Arkansas 72211
V2019-199

Davidson County DEEDWARR
Recvd: 08/12/05 12:49 3 pgs
Fees:18.00 Taxes:321.90
[redacted]
20050812-0095762

Davidson County DEEDWARR
Recvd: 11/15/05 09:58 3 pgs
Fees:17.00 Taxes:0.00
20051115-0137798

RE-RECORD

# SPECIAL WARRANTY DEED
## (Corporation)

Special warranty deed made on the 26th day of July 2005, by Wachovia Bank, N.A., Grantor, ~~by its duly authorized attorney in fact.~~

Grantor, being duly authorized by resolution of its board of directors or otherwise, hereby conveys to Arup Bandyopadhyay and Nandita Bandyopadhyay, husband and wife, Grantees, the following land in Davidson County, Tennessee:

All that piece, parcel or lot of land situate, lying and being in Davidson County, TN. and known and designated as Lot No. 250, Plan of Bel-Air Subdivision, Section 2, recorded in Plat Book 2900, Page 29, of the Davidson County Register of Deeds Office, reference to which is hereby made for a more particular description.

Being the same property conveyed to Wachovia Bank, N.A. by Substitute Trustee's Deed from Arnold M. Weiss, Esq. Substitute Trustee, filed on October 18, 2004 as instrument number 20041018-0125067 in the records of the Register's Office of Davidson County, Tennessee.

Commonly known as: 1931 Karen Drive, Nashville, TN 37217.

TO HAVE AND TO HOLD the said real property above described, together with the privileges and appurtenances and hereditaments thereunto belonging or in any way appertaining unto Grantees and unto their heirs and assigns forever.

Grantor covenants that it is seized and possessed of the said land and has a right to convey it, and warrants the title against the lawful claims of all persons claiming by, through, and under it, but not further otherwise.

THIS DOCUMENT IS BEING
RE RECORDED TO REMOVE THE
"by its duly authorized
Attorney in Fact"
VERBIAGE

**IN WITNESS WHEREOF, this indenture is executed in the name of the Grantor on the day and year first above written.**

**Wachovia Bank, N.A., ~~by its duly authorized attorney in fact, U.S. Real Estate Services~~**

**BY:** Donna Whitney

**IT'S:** Assistant Vice President



**Acknowledgment**

**State of** Florida

**County of** Duval ) **ss.**

**On this day before me, a Notary Public, personally appeared** Donna Whitney, **to me personally well-known, who acknowledged that ~~he~~/she is the** Assistant Vice President ~~**of U.S. Real Estate Services, a corporation, as attorney-in-fact for**~~ **Wachovia Bank, N.A., a corporation, and that ~~he~~/she, as such officer, being authorized so to do, has executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation as such attorney-in-fact by ~~himself/~~herself as such officer.**

**Witness my hand and seal this** 26th **day of July 2005.**

Dale G Bowden

**Notary Public**

Dale G. Bowden
MY COMMISSION # DD117814 EXPIRES
May 14, 2006
BONDED THRU TROY FAIN INSURANCE, INC.

**My commission expires:**

**(Seal)**

**I, or we, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, $87,000.00 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.**

**Affiant**

**Subscribed and sworn to before me this ____27th_____ day of July 2005.**

**Notary Public**

**My commission expires:**

_____

**(Seal)**

ARBUNES COLLINS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires JAN. 24, 2009

**Property owner and party responsible for payment of taxes:**
**Arup and Nandita Bandyopadhyay**
**4849 Peninsula Pointe Drive**
**Hermitage, TN 37076**

**Map No. 107-05-0 222.00**

**Return to:**

Associates Closing & Title – HURON
11501 Huron Lane
Little Rock, AR 72211