PROPERTY TAX INFORMATION:

OWNER: Sanjay Ghosh and wife,
Piya Ghosh
2310 Amber Glen Drive
Murfreesboro, TN 37128

SEND TAX BILLS TO: Same

THIS INSTRUMENT PREPARED BY:

JACK E. GRITTON, Attorney
752 South Church Street
Murfreesboro, TN 37130

Map/Group: 162-10
Parcel: 208

Davidson County DEEDWARR
Recvd: 12/01/05 10:04 2 pgs
Fees:13.00 Taxes:397.38

20051201-0144304

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid, and other good and valuable consideration, we the undersigned, **John R. Sneed and wife, Cristina T. Sneed,** have bargained and sold and does hereby transfer and convey unto **Sanjay Ghosh and wife, Piya Ghosh,** their heirs and assigns, forever, that certain tract or parcel of real estate situated in the 5DU-60456 Civil District of Rutherford County, Tennessee, and more particularly described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot NO. 2 on the plan of Bell Heights of record in Plat Book 5050, Page 59, Register's Office for said County.

Said Lot No. 2 fronts 73.0 feet on the northwesterly margin of Brook View Estates Drive and extends back 159.72 feet on the northeasterly line and 163.32 feet on the southwesterly line to a broken line in the rear, measuring 73.65 feet thereon.

Being the same property conveyed to John R. Sneed and wife, Cristina T. Sneed by Warranty Deed from William Gary Middleton, Married dated December 5, 1997 and filed for record in Book 10725, Page 8, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO restrictive covenants, easements and setback lines that are applicable to the above described property, and of record, and to all zoning and subdivision regulations of the appropriate governmental body.

TO HAVE AND TO HOLD the said real estate, together with the appurtenances, estate, title and interest thereunto belonging unto the said Grantees, their heirs and assigns, forever.

We, the undersigned, covenants with the said Grantees that we are lawfully seized and possessed of said real estate; that we have a good right to convey the same; and that the same is unencumbered, except by lien of the 2005 property taxes which have been prorated between the parties and the Grantors having paid their prorata share unto the Grantees at closing, the Grantees agreeing to pay the same in full when due.

We, the undersigned further covenants and bind ourselves, our heirs and assigns, to forever warrant and defend the title to said real estate to the said Grantees, their heirs and assigns, against the lawful claims of all persons, whomsoever.

Possession of said real estate is to be given by the Grantors to the Grantees upon delivery of this deed.

WITNESS OUR HAND, this the 30th day of November, 2005.

John R. Sneed

Cristina T. Sneed

STATE OF TENNESSEE)
ss.
RUTHERFORD COUNTY)

On this 30th day of November, 2005, before me personally appeared John R. Sneed and wife, Cristina T. Sneed, to me known or who proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the foregoing instrument (WARRANTY DEED) for the purposes therein contained.

WITNESS MY HAND AND OFFICIAL SEAL at Murfreesboro, Tennessee.

JACK EVANS GRITTON, II Notary At Large RUTHERFORD COUNTY, TN

NOTARY PUBLIC

My Commission Expires: 06/22/08

STATE OF TENNESSEE)
ss
RUTHERFORD COUNTY)

AFFIDAVIT OF VALUE

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $ 107,400.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

AFFIANT

Sworn to and subscribed before me, on this 30th day of November, 2005.

JACK EVANS GRITTON, II Notary At Large RUTHERFORD COUNTY, TN

NOTARY PUBLIC

My Commission Expires: 06/22/08

/G4668