WARRANTY DEED

ZANA C. PETTY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 105,900.00

Seuy Xaiyasombath
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th day of March, 2006

Notary Public:

MY COMMISSION EXPIRES: 1-27-07
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
Arup Bandyopadhyay	NEW OWNER	Map 119
4829 Peninsula Pointe Drive		Group 6
Hermitage, TN 37076		Parcel 355

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

Seuy Xaiyasombath and wife, Tham Xaiyasombath

hereinafter called the GRANTORS, has 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:

BEING Lot No. 39, on the Plan of Rosewood Estates, Section Two, of record in Plat Book 4955, Page 125, (erroneously shown as 126 on prior deed) Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete legal description.

Being the same property conveyed to Seuy Xaiyasombath and spouse, Tham Xaiyasombath by deed from Thongsavanh Abouravong and wife, Souksaleum Abouaravong, of record in Instrument 199912290308350, Register's Office for said County.

This conveyance is subject to Restrictive Covenants of record in Book 5176, Page 649, and Book 5264, Page 398, Register's Office for said County.

This conveyance is made subject to: (1) 2006 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Plat Book 4955, Page 125, said Register's Office.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved (X) property, known as 609 Jay Ct., Nashville, TN 37210

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 30th day of March, 2006.

Seuy Xaiyasombath
Seuy Xaiyasombath

Tham Xaiyasombath
Tham Xaiyasombath

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215

Davidson County DEEDWARR
Recvd: 04/03/06 10:18 2 pgs
Fees:13.00 Taxes:391.83

20060403-0037225

BOX 10-A

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Seuy Xaiyasombath and wife, Tham Xaiyasombath, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the
purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 30th day of March, 2006.

My Commission Expires: 1-27-07

Notary Public

ZANA C. PETTY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.