BOX 10-A
RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215

This instrument prepared by:
Jennifer F. Noe, Atty.
BALTHROP, PERRY & NOE
An Association of Attorneys
102 Frey St., P. O. Box 82
Ashland City, TN 37015

Teryl B. Hardin

TO: Arup Bandyopadhyay and wife,
Nandita Bandyopadhyay.
4849 Peninsula Pointe Drive
Hermitage, TN 37076

MAP & PARCEL: 75-1-37

Davidson County DEEDWARR
Recvd: 08/22/06 09:14 2 pgs
Fees:13.00 Taxes:417.73
20060822-0103220

SEND TAX BILLS TO: SAME

WARRANTY DEED

For and in consideration of the sum of TEN AND NO/100 DOLLARS ($10.00) cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, I, Teryl B. Hardin, Grantor herein; have bargained and sold and by these presents do convey unto Arup Bandyopadhyay and wife, Nandita Bandyopadhyay. Grantees herein, their heirs and assigns, the following described property:

> LAND in the 4th Civil District of Davidson County, Tennessee, being Lot No. 78 on the Plat of Hermitage Hills, Section 12 as recorded in Plat Book 4675, page 113 and revised in Book 4675, page 125, Register's Office for Davidson County, Tennessee, to which reference is made for a more complete description.
>
> AND BEING the same property conveyed to Teryl B. Hewitt (now Hardin by virtue of marriage) by deed from John Nolen Kennedy and wife, Debora Darlene Kennedy, dated May 2, 1984, of record in Book 6285, page 790, Register's Office of Davidson County, Tennessee. Teryl B. Hewitt quitclaimed the property to Teryl B. Rogers by the deed of record as Instrument No. 20050110-0003705, Register's Office of Davidson County, Tennessee. Teryl B. Hewitt, Teryl B. Rogers and Teryl B. Hardin are one and the same person.
>
> Robert Hardin joins in this instrument for the purpose of conveying any interest that he may have in the above described property as the husband of Teryl B.Hardin.

To have and to hold the said parcel of real property, with appurtenances, estate, title, and interest thereto belonging unto the said Grantees, their heirs and assigns forever. We do covenant with Grantees that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that it is unencumbered except as shown of record. We do further covenant and bind ourselves and our heirs and representatives to warrant and forever defend the title unto said real property unto the Grantees, their heirs and assigns, against the lawful claims of all persons, whomsoever.

IN WITNESS WHEREOF, we have hereunto set our hands, this the 17 day of August, 2006.

Teryl B. Hardin
TERYL B. HARDIN

Robert L. Hardin
ROBERT HARDIN

STATE OF TENNESSEE

COUNTY OF CHEATHAM

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, TERYL B. HARDIN and husband, ROBERT HARDIN, the within named bargainors, 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, at office, this the 17 day of August, 2006.

NOTARY PUBLIC

My commission expires: 12/6/07

JENNIFER T. ROE NOTARY PUBLIC AT LARGE CHEATHAM COUNTY

STATE OF TENNESSEE
COUNTY OF CHEATHAM

The actual consideration or value, whichever is greater, for this transfer is $112,900.00.

Grantee

SWORN to and subscribed before me

this the 21st day of August, 2006.

NOTARY PUBLIC

My commission expires: _____