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Davidson County DEEDWARR
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Fees:13.00 Taxes:1006.40
20060921-0117220

This instrument prepared by:

Fearnley & Califf - Nashville
565 Marriott Drive - Ste 850
Nashville, TN 37214

PAY TO THE ORDER O
AMSOUTH BA
064000017
FOR DEPOSIT ONL
REALTY TITLE & ESCRO
MARYLAND WAY ESCRO
ACCT # 003728518

WARRANTY DEED

THIS INDENTURE made and entered into this 19th day of September, 2006, by and between Lakeysha Hampton and husband, Derrick Hampton, married, party of the first part, and Amab Sarkar and Deepalakshmi Raju, a married couple, party of the second part.

WITNESS: That for and in consideration of ten and no/100 Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt of all of which is hereby acknowledged, said party of the first part has bargained and sold and does hereby bargain, sell, convey, and confirm unto said party of the second part the following described real estate, situated and being in the County of Davidson, State of Tennessee, to wit:

Land in Davidson County, Tennessee, being Lot No. 17 on the Plan of Revision One, Addition to Highland Creek, of record in Instrument No. 20000921-0094040, Register's Office for said County, to which plan reference is hereby made for a more particular description.

Being all or part of the same property conveyed to Lakeysha Hampton, by virtue of that certain warranty deed dated August 29, 2003 recorded at Instrument No. 20030910-0131939 in the Register's Office of Davidson County, Tennessee.

TO HAVE AND TO HOLD the aforesaid real estate, together with all of the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, their heirs, successors, and assigns in fee simple forever.

The said party of the first part does hereby convenant with the said party of the second part that it is lawfully seized in fee of the aforedescribed real estate; that it has a good right to sell and convey the same; that same is unencumbered, except for: year 2006 Davidson **County real property taxes, being a lien not yet due and payable. This conveyance is subject to any and all existing restrictions recorded in Book 11568, Page 311, Instrument No. 20000413-0037474 all being of record in said Register's Office, and that title and quiet possession thereto it will warrant and forever defend against the lawful claims of all persons.**

The word "party" as used herein shall mean "parties" if it refers to more than one person or entity, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the party of the first part the day and year first above written.

Lakeysha Hampton

Lakeysha Hampton

Derrick Hampton

Derrick Hampton

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, Lakeysha Hampton and Derrick Hampton, with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 19 day of September, 2006.

Memorie K. White

MEMORIE K. WHITE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN
My Commission Expires September 19, 2009

Notary Public



My Commission Expires: _____

Property Owner & Address: Amab Sarkar and Deepalakshmi Raju
713 Sherbrooke Ct
Nash TN 37211

Tax Parcel No 180-04-0-A.017.00C0

Property Address: 713 Sherbrooke Court
Nashville, TN 37211

MAIL TAX
BILLS TO: New Owner

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I, or we, hereby swear or affirm that to the best of Affiant's knowledge, information and belief the actual consideration for this transfer of value of the property transferred, whichever is greater is $272,000.00 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 19th day of September, 2006

Notary Public

My Commission Expires:_____

