WARRANTY DEED

JIM R. VANDERPOOL
STATE OF TENNESEE NOTARY PUBLIC
WILLIAMSON COUNTY
COMMISSION EXPIRES MAY 14, 2008

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $925,000.00

Molly Edmondson
AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 30TH DAY OF MAY, 2007.

NOTARY PUBLIC

MY COMMISSION EXPIRES

THIS INSTRUMENT PREPARED BY
Jim R. Vanderpool, P.C., 256 Seaboard Lane, G-104, Franklin, TN 37067
file # 07-02145 ST CB DATTA

ADDRESS OF NEW OWNER	SEND TAX BILLS TO	MAP-PARCEL
Pran K. Datta and Arunima Datta	5/3 Mortgage Co	159-2-54.00
105 Havering Chase	P.O.Box 11060	
Nashville, TN 37215	Orange, CA 92856-8160	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

MARY JANE HUFFINES AND CYNTHIA MAI HUFFINES SCHULERT, CO-TRUSTEES OF THE AILEEN TIDWELL HUFFINES FAMILY TRUST

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO:

PRAN K. DATTA, AND WIFE, ARUNIMA DATTA

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

SEE EXHIBIT "A"

This is improved property known as 105 Havering Chase, Nashville, TN 37215

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, its successors and assigns, forever; and the Grantor does covenant with the said Grantee that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except for the security interest held by Grantee; and the Grantor does further covenant and bind itself, its successors and assigns to warrant and forever defend the title to the said land to the said Grantee, its successors 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 its hand on the 30th day of May, 2007.

Mary Jane Huffines, Co- Trustee of the Aileen Tidwell Huffines Family Trust

BY: _____
Mary Jane Huffines, Co-Trustee

Cynthia Mai Huffines Schulert , Co-Trustee of the Aileen Tidwell Huffines Family Trust

BY: _____
Cynthia Mai Huffines Schulert, Co-Trustee

Davidson County DEEDWARR
Recvd: 05/31/07 10:12 2 pgs
Fees:13.00 Taxes:3422.50
20070531-0064530

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, Mary Jane Huffines and Cynthia Mai Huffines Schulert, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon oath, acknowledged themself to be the CO-TRUSTEES OF THE AILEEN TIDWELL HUFFINES FAMILY TRUST, the within named barganor, a testamentary trust, and that Mary Jane Huffines and Cynthia Mai Huffines Schulert, acting in such capacity, and authorized so to do, executed the foregoing instrument in behalf of said trust for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee, this 30th day of May, 2007.

Notary Public _____

My Commission Expires: _____

JIM R. VANDERPOOL
STATE OF TENNESEE NOTARY PUBLIC
WILLIAMSON COUNTY
COMMISSION EXPIRES MAY 14, 2008

EXHIBIT A - LEGAL DESCRIPTION

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 63 ON THE PLAN OF HOUNDS RUN, OF RECORD IN BOOK 6900, PAGES 167 THROUGH 171, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. SAID LOT NO. 63 FRONTS 290.78 FEET ON THE BROKEN NORTHEASTERLY MARGIN OF HAVERING CHASE AND EXTENDS BACK 344.55 FEET ON THE NORTHERLY LINE AND 184.79 FEET ON THE SOUTHERLY LINE TO A DEAD LINE IN THE REAR, MEASURING 154.70 FEET THEREON.

BEING THE SAME PROPERTY CONVEYED BY QUITCLAIM DEED FROM DONALD M. HUFFINES, SR. AND WIFE, AILEEN T. HUFFINES TO AILEEN T. HUFFINES AS RECORDED ON THE 5TH DAY OF NOVEMBER, 1998 IN BOOK 11191, PAGE 532 AND WARRANTY DEED FROM DAVID M. MCELROY AND SPOUSE, SUSIE C. MCELROY TO DONALD M. HUFFINES, SR. AND SPOUSE, AILEEN T. HUFFINES AS RECORDED ON THE 11TH DAY OF APRIL, 1990 IN BOOK 8086, PAGE 387, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

***AILEEN TIDWELL HUFFINES HAVING DIED ON AUGUST 26, 2001, HER LAST WILL AND TESTAMENT WAS PROBATED IN A CAUSE ENTITLED IN RE: ESTATE OF AILEEN TIDWELL HUFFINES, 01P1663, SEVENTH CIRCUIT COURT OF DAVIDSON COUNTY, TENNESSEE, PROBATE DIVISION. THE LAST WILL AND TESTAMENT OF AILEEN TIDWELL HUFFINES ESTABLISHED A TESTAMENTARY TRUST OF WHICH THE SUBJECT PROPERTY IS A PART. FURTHER, THE WILL NAMED MARY JANE HUFFINES AND CYNTHIA MAI HUFFINES SCHULERT AS CO-TRUSTEES FOR THE AILEEN TIDWELL HUFFINES FAMILY TRUST.

THIS CONVEYANCE IS SUBJECT TO ANY AND ALL ZONING REGULATION, BUILDING RESTRICTION AND SETBACK LINES, IF ANY, AND EASEMENTS AND RIGHTS FOR PUBLIC UTILITIES APPLICABLE TO THIS PROPERTY; AND TAXES, FOR THE CURRENT YEAR WHICH IF PRORATED HAVE BEEN ASSUMED BY THE GRANTEE(S) HEREIN.