WARRANTY DEED

Davidson County DEEDWARR
Recvd: 07/23/07 13:53 2 pgs
Fees:13.00 Taxes:1057.28

20070723-0087245

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 $ 285,750.00

X Nihar R. Saha
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19th day of July, 2007

Notary Public:

MY COMMISSION EXPIRES: (AFFIX SEAL) 11.2210

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:
Nihar R. Saha	First Tennessee Home Loans	Map 085
532 Rivercrest Cove	1555 W. Walnut Hill Ln., Ste. 200	Group 14-0-A
Nashville, TN 37214	Irving, TX 75038	Parcel 17

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

Stacy B. Brown f/k/a Stacy M. Batson and husband, Carmon M. Brown, Jr.

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto
Nihar R. Saha and wife, Rina Paul
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. 17, on the Plan of First Revision, River Crest, of record in Plat Book 9700, Pages 465 and 466, 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 Stacy M. Batson and Carmon M. Brown, Jr., both unmarried as joint tenants with right of survivorship, by deed from River Crest, LLC, of record in Book 11597, Page 142, Register's Office for said County, dated July 28, 1999.

This conveyance is subject to Restrictive Covenants of record in Book 10578, Page 683, Register's Office for said County.

This conveyance is made subject to: (1) 2007 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Plat Book 9700, Pages 465 and 466; and (3) Sewer Easement of record in Book 4786, Page 792, said Register's Office.

Power of Attorney of record in Instrument 20070723-0087244, 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 532 Rivercrest Cove, Nashville, TN 37214

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 19th day of July, 2007.

Stacy B. Brown by R. G. Grigsby atty in fact
Stacy B. Brown

Carmon M. Brown Jr. by R. G. Grigsby atty in fact
Carmon M. Brown, Jr.

FILE BOX 45

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, R.G. Grizzard, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument on behalf of Stacy B. Brown and Carmon M. Brown, Jr. as their Attorney in Fact as the free act and deed of the within named Stacy B. Brown and Carmon M. Brown, Jr..
Witness my hand and official seal at Nashville, Tennessee the 19th day of July, 2007.

My Commission Expires: 11-22-10

Notary Public

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