(1)

PORTION OF MAP 128; PARCEL 03600; MAP 128; PARCEL 15600
MAP 128; PARCEL 16600

Davidson County DEEDWARR
Recvd: 09/17/07 14:27 4 pgs
Fees:23.00 Taxes:1017.50
20070917-0111231

This Instrument Was Prepared By:

YOST ROBERTSON NOWAK PLLC
133 Holiday Court, Suite 208
Franklin, TN 37067
(615) 790-9678

Send Tax Bills To:

SAME AS NEW OWNER

New Owner:

ARUP BANDYOPADHYAY, ET UX
4849 Peninsula Drive
Hermitage, TN 37076

Mortgagee:

F&M Bank
50 Franklin Street
Clarksville, TN 37040

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN DOLLARS ($10.00) cash in hand paid and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, GREATER MIDDLE TENNESSEE DEVELOPMENT PARTNERSHIP, a Tennessee General Partnership composed of Oakland Investments LTD, a Delaware Corporation and Trianon Developments LTD, a Delaware Corporation, have bargained and sold and by these presents does transfer and convey unto ARUP BANDYOPADHYAY and wife, NANDITA BANDYOPADHYAY, Grantees, their and assigns, the property located in Davidson County, Tennessee being described as follows:

Land lying in the Second Civil District of Nashville, Davidson County, Tennessee, being known as Phase II – Still Springs Ridge P.U.D. of record in Instrument No. 20070814-0097044, as corrected by Surveyor's Certificate of Correction of record at Instrument No. 20070912-0109602, Register's Office for Davidson County, Tennessee, (R.O.D.C., Tn), lying along the northerly side of Hicks Road, and being more particularly described as follows:

Beginning at an iron pin new in the northerly right-of-way of Hicks Road at the southeast corner of the Apostolic Christian Church property, of record in Deed Book 9497 – Page 283, (R.O.D.C., Tn);
Thence, with the Apostolic Christian Church line, N 07 deg. 31' 41" E – 175.99' to an iron pin new in the east line of the Forte, et. al. property, of record in Instrument No. 20070814-0097044, (R.O.D.C., Tn);
Thence, with said Fort, et. al. property as follows:

N 06 deg. 29' 41" E – 243.72' to an iron pin old;
N 08 deg. 37' 02" E – 79.44' to a 30" Beech Tree;
N 03 deg. 26' 25" E – 138.36' to an iron pin old;
N 05 deg. 42' 00" E – 274.41' to an iron pin old;
N 07 deg. 07' 41" E – 176.03' to an iron pin old;
N 04 deg. 18' 37" E – 128.79' to an iron pin old;
N 06 deg. 21' 10" E – 321.91' to a concrete monument old;
N 86 deg. 34' 51" W – 247.00' to an iron pin old at the southeast corner of the R. Demoss property,of record in Deed Book 324 – Page 352, (R.O.D.C., Tn);

Thence, with Demoss line, N 13 deg 27' 09" E – 985.65' to an iron pin old in the southerly line of the Hickory Hills Properties, Inc. property of record in Instrument No. 20070110-0004333, (R.O.D.C., Tn);
Thence, with said Hickory Hills Properties, Inc. line, S 81 deg. 53' 06" E – 554.11' to an iron pin new, this being the northwest corner of Phase I – Still Springs Ridge P.U.D. of record in Instrument No. 20070814-0097044, (R.O.D.C., Tn);

Thence, with westerly line of said Phase I – Still Springs Ridge as follows:

S 07 deg. 37' 35" W – 769.65' to an iron pin new;
S 12 deg. 30' 31" W – 603.88' to an iron pin new;
S 03 deg. 58' 01" E – 457.56' to an iron pin new;
S 20 deg. 11' 34" W – 449.26' to an iron pin new;
S 07 deg. 54' 57" W – 239.84' to an iron pin new;
S 38 deg. 31' 07" W – 104.75' to an iron pin new on the northerly right-of-way of Hicks Road referenced hereon;

Thence, with said right-of-way of Hicks Road along a curve to the left having a radius of 505.12', a delta angle of 31 deg 18'04", the chord being N 62 deg. 34' 36" W – 272.53' for an arc length of 275.95' to the POINT OF BEGINNING, containing 26.41 acres, more or less, according to a PUD Boundary Plat of Still Springs Ridge Phase 2 performed by Kevin A. Edmonson, TN RLS No. 1515, 2952 Churchill Lane, Thompsons Station, TN 37179, dated August 27, 2007.

Being a portion of the same property conveyed to Greater Middle Tennessee Development Partnership by deed of Ivar Lou Myhr Duncan of record in Book 8000, page 336, Register's Office of Davidson County, Tennessee. Also being a portion of the same property conveyed to Greater Middle Tennessee Development Partnership, a Tennessee General Partnership composed of Oakland Investments LTD, a Delaware Corporation and Trianon Developments LTD, a Delaware Corporation by deed of Howard Marchent, unmarried; Imogene Cooper Shea, widow, and Alfred T. Levine, Jr. and wife, Mary Jo Levine of record in Book 9947, page 33, Register's Office of Davidson County, Tennessee. And also being the same property conveyed to Greater Middle Tennessee Development Partnership, a Tennessee general partnership complsed of Trianon Developments LTD., a Delaware corporation, and Oakland Investments Ltd., a Delaware corporation by Limited Warranty Deed of Harpeth Valley Utilities District of Davidson and Williamson Counties, Tennessee of record at Instrument No. 20030929–143463. Register's Office of Davidson County, Tennessee.

TO HAVE AND TO HOLD the said property, together with all improvements and appurtenances thereunto belonging unto the said Grantees, their and assigns forever.

AND GRANTOR DOES COVENANT with the said Grantees that it is lawfully seized and possessed of said property in fee simple, has a good and lawful right to sell and convey the same, and that it is free from any lien or encumbrance whatsoever, except as follows:

1) Subject to matters shown on the plan of Still Springs Ridge of record in Book 9700, page 276, Register's Office of Davidson County, Tennessee.
2) Subject to matters shown on the PUD Boundary Plat of Still Springs Ridge performed by Kevin A. Edmonson, RLS #1515, dated July 18, 2007 and recorded at Instrument No. 20070814-0097044, as corrected by Surveyor's Certificate of Correction of record at Instrument No. 20070912-0109602, Register's Office of Davidson County, Tennessee.
3) Sanitary sewer easements granted to Harpeth Valley Utilities District of Davidson and Williamson Counties, Tennessee, of record in Book 5222, page 751 and Book 5222, page 754, Register's Office of Davidson County, Tennessee.
4) Waterline easement granted to Harpeth Valley Utilities District of Davidson and Williamson Counties, Tennessee of record in Book 7542, page 232, Register's Office of Davidson County, Tennessee.
5) Waterline easement granted to Harpeth Valley Utilities District of Davidson and Williamson Counties, Tennessee of record in Book 9024, page 489, Register's Office of Davidson County, Tennessee.
6) Agreement for Dedication of Public Utilities Easement granted to Harpeth Valley Utilities District of Davidson and Williamson Counties, Tennessee of record in Book 9740, page 971, Register's Office of Davidson County, Tennessee.
7) Agreement for Dedication of Public Utilities Easement granted to Harpeth Valley Utilities District of Davidson and Williamson Counties, Tennessee of record at Instrument No. 20030929-0143464, Register's Office of Davidson County, Tennessee.

8) Said property is classified agricultural and may be subject to rollback taxes under the provisions of the Agricultural, Forest and Open Space Land Act of 1976, T.C.A. Section 67-5-1001 through 67-5-1009.
9) Rights of the public in general in and to the cemetery located near the western boundary of the subject property and the right of ingress and egress thereto.
10) 2007 taxes are a lien but not yet due and payable. Said taxes have been prorated at closing and will be paid by Grantor when due and payable.

AND GRANTOR DOES FURTHER COVENANT and bind itself, its heirs, successors and representatives, to warrant and forever defend the title to said property, to the said Grantees, their heirs and assigns, against the lawful claims and demands of all persons whomsoever.

IN WITNESS WHEREOF, Grantor has caused its signature to be affixed hereto by its duly authorized representative on this the 14th day of September, 2007.

GREATER MIDDLE TENNESSEE DEVELOPMENT PARTNERSHIP, A Tennessee general partnership

BY: TRIANON DEVELOPMENTS LTD., A Delaware corporation, Managing General Partner

BY: _____

TITLE: _____

STATE OF TENNESSEE)
)
COUNTY OF WILLIAMSON)

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared FRED M. STEVENHAGEN, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Secretary of TRIANON DEVELOPMENTS LTD., the managing general partner of GREATER MIDDLE TENNESSEE DEVELOPMENT PARTNERSHIP, a Tennessee general partnership, and is authorized by TRIANON DEVELOPMENTS LTD., as managing general partner of GREATER MIDDLE TENNESSEE DEVELOPMENT PARTNERSHIP, to execute this instrument on behalf of TRIANON DEVELOPMENTS LTD., as managing general partner of GREATER MIDDLE TENNESSEE DEVELOPMENT PARTNERSHIP.

Witness my hand and seal, at office in Franklin, TN, this 14th day of September, 2007.

_____
NOTARY PUBLIC

My Commission Expires: 3-28-2010

GAIL P. STERRELL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF Tennessee
COUNTY OF Williamson

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is Two Hundred Seventy Five Thousand and no/100 Dollars ($275,000.00) which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

Nandita Bandyopadhyay
AFFIANT

Sworn to and subscribed before me this 14th day of September, 2007.

Gail P. Luttrell
NOTARY PUBLIC

GAIL P. LUTTRELL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission Expires: 3-28-2010

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