Davidson County DEEDWARR
Recvd: 05/01/08 11:35 2 pg
Fees:13.00 Taxes:954.60
20080501-0044450

This Instrument Prepared By:
Elite Title Company, LLC
109 Westpark Drive
Brentwood, TN 37027
6080193

Send Tax Bills To:
New Owner
1240 West Running Brook
Nashville, TN 37209

New Owner is:
Gita Banerjee
1240 West Running Brook
Nashville, TN 37209

MAP: 114-07-0B
PARCEL: 102.00

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 all of which is hereby acknowledged, **Nhat Nguyen and wife, Honglinh Thi Cao**, hereinafter referred to as Grantor, has bargained and sold, and by these presents do transfer and convey unto the said **Mukul Banerjee and wife, Gita Banerjee**, hereinafter referred to as Grantee, its heirs and assigns, certain tracts or parcels of land in **Davidson** County, State of Tennessee, more particularly described as follows, to-wit:

A certain tract or parcel of located in Davidson County, Tennessee, described as follows to-wit:

Being Lot No. 90 on the plan of Section Four, Westchase, of record in Instrument No. 20040204-0013784, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to Nhat Nguyen and Honglinh Thi Cao, husband and wife, by Warranty Deed from NVR, Inc., a Virginia Corporation T/A Fox Ridge Homes, dated 1-13-05 and recorded 1-19-05 in Instrument No. 20050119-0006670, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to any and all zoning regulations, building restrictions, setback lines, if any, easements and rights for public utilities applicable to this property. Taxes for the current year have been prorated and are assumed by the Grantee(s) herein.

Improved Property known as: 1240 West Running Brook Nashville, TN 37209

NN C.L
Sellers Ints.

TO HAVE AND TO HOLD the said tracts or parcels of land with the appurtenances, estate, title and interest thereto belonging to the said Grantee, their heirs and assigns, forever.

The Grantor does covenant with the said Grantee that the Grantor is lawfully seized and possessed of said tracts and parcels of land in fee simple, and have a good right to convey same and that same is unencumbered, except for the taxes for the current year and which have been prorated and assumed by the Grantee.

The Grantor does further covenant and bind themselves and their heirs and representatives

to warrant and forever defend the title to the said tracts or parcels of land to the said Grantee, their heirs and assigns against the lawful claims of all persons whomsoever.

WITNESS our hands this 28th day of April, 2008.

GRANTOR:

Nhat Nguyen

Honglinh Thi Cao

ACKNOWLEDGEMENT

STATE OF TENNESSEE)
COUNTY OF Williamson)

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared **Nhat Nguyen and wife, Honglinh Thi Cao**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal on this the 28th day of April, 2008.

MARGARET R. MEANS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Margaret R. Means
NOTARY PUBLIC
STATE OF TENNESSEE
My Commission Expires
January 23, 2010

Notary Public

My Commission Expires:_____

STATE OF TENNESSEE)
COUNTY OF Williamson)

The actual consideration or value, whichever is greater, for this transfer is $258,000.00.

Affiant

SWORN TO and subscribed before me this 28 day of April, 2008

NOTARY PUBLIC
My commission expires:_____

MARGARET R. MEANS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Margaret R. Means
NOTARY PUBLIC
STATE OF TENNESSEE
My Commission Expires
January 23, 2010