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Davidson County DEEDWARR
Recvd: 08/15/08 13:38 3 pg
Fees:18.00 Taxes:555.00
20080815-0084130

WARRANTY DEED

ADDRESS NEW OWNERS:	SEND TAX BILLS TO:	MAP-PARCEL:
Ashoke Mukherji and Catherine J. Mukherji 5231 Granny White Pike Nashville, TN 37220	same	145-10/68

FOR AND IN CONSIDERATION of the sum of TEN DOLLARS ($10.00), cash in hand paid by the hereinafter named GRANTEE, and other good and valuable consideration, the receipt of which is hereby acknowledged, Chitra Mukherji, hereinafter called the GRANTOR, has bargained and sold, and by these presents does transfer and convey unto Ashoke Mukherji and Catherine J. Mukherji, husband and wife, as tenants by the entirety, the GRANTEES herein, their heirs, successors and assigns, a certain tract of land in Davidson County, Tennessee, described as follows, to wit:

> Land in Davidson County, Tennessee being Lot No. 2 on the Plan of Section 2, Brigid Ann Heights, as shown on plat of record in Plat Book 4660, page 149, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.
>
> Being the same property conveyed to Barun Aditya Mukherji (deceased) and Chitra Mukherji, husband and wife, by deed of record in Book 9587, page 349, Register's Office for Davidson County, Tennessee. The said Barun Aditya Mukherji died on January 27, 2006 and upon his death title was vested in Chitra Mukherji as the sole surviving tenant by the entirety. At the time of his death,

Barun Aditya Mukherji was a resident of McMinnville, Warren County, Tennessee.

This is unimproved property known as 1215 Mary Helen Drive, Nashville, Davidson County, Tennessee 37220.

TO HAVE and to HOLD the said tract of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs, successors and assigns forever.

GRANTOR covenants with the said GRANTEES that she is lawfully seized and possessed of said land in fee simple, that she has good right to convey it and the same is unencumbered except for the following:

1. Taxes for the year 2008, a lien, which are not yet due and payable;

2. All matters shown on plat recorded in Book 4660, Page 149;

3. Restrictions and easements as contained in Book 4894, Page 456;

4. Easement for roadway as set forth in Book 1434, Page 445, Book 723, Page 610 and Book 1976, Page 559; and

5. Applicable codes, zoning ordinances and requirements of the City of Forrest Hills.

GRANTOR further covenants and binds herself, her heirs, successors and representatives to warrant and forever defend the title to the said land to the GRANTEES, their heirs, successors and assigns, against the lawful claims of all persons whomsoever.

Whenever 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 my hand as of this 11th day of August, 2008.

Chitra Mukherji

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public in and for said County and State, Chitra Mukherji, the within named bargainor, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, at office in Nashville, Tennessee, this the 14th day of August, 2008.

Alison Jo Morris
Notary Public

My Commission Expires:
December 19, 2009

ALISON JO MORRIS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value whichever is greater, for this transfer is $150,000.00.

Chitra Mukherji
Affiant

Sworn to and subscribed before me this 14th day of August, 2008.

Alison Jo Morris
Notary Public

My Commission Expires:

December 19, 2009

ALISON JO MORRIS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON