[ADDRESS NEW OWNER:]	[SEND TAX BILLS TO:]	[MAP-PARCEL NO.]
Bryan C. Sharpe and wife, Michele Sharpe	New Owners	Map 64-1
1429 Station Four Lane		Parcel 121
Old Hickory, TN 37138		12127 26b

This instrument prepared by : Robert J. Notestine, III, Attorney, 104 Woodmont Boulevard, Suite 115, Nashville, Tennessee 37205.

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, **MBR Builders, LLC, a Tennessee limited liability company** (The "Grantor") has bargained and sold, and by these presents does transfer and convey unto **Bryan C. Sharpe and wife, Michele Sharpe** (The "Grantees"), their heirs and assigns certain tract or parcel of land in Davidson County, State of Tennessee, being more particularly described as follows, to wit:

Land in Davidson County, Tennessee, being Lot 96, as shown on the map entitled Phase Two, Cleveland Hall Subdivision, of record as Instrument Number 20020304-0026804, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to MBR Builders, LLC, a Tennessee limited liability company, by deed of record as in Instrument Number 20031030-0159929, as re-recorded as Instrument Number 20031222-0181815, said Register's Office.

This description is the same as was used in the last deed of record.

This conveyance is subject to the following:

1. Taxes for the year 2005 and subsequent years.
2. Plan of record in Instrument Number 20020304-0026804, said Register's Office.
3. By-Laws of record in Book 11725, page 110, said Register's Office.
4. Declaration of Covenants, conditions, liens, easements and restrictions of record in Book 11725, page 76, said Register's Office.
5. Easement to BellSouth Telecommunications Inc. of record in Book 11720, page 325, said Register's Office.
6. Easement to Cumberland Utility District of record in Book 7994, page 173, said Register's Office.
7. Easement to Metropolitan Government of Nashville and Davidson County, of record in Book 8068, page 524, said Register's Office.
8. Easement of record in Book 7844, page 242, said Register's Office.

This is improved property commonly known as 1429 Station Four Lane, Old Hickory, Tennessee 37138.

Davidson County DEEDWARR
Recvd: 01/18/05 15:50 3 pgs
Fees:18.00 Taxes:1757.50
20050118-0006335

[STATE OF TENNESSEE]
[COUNTY OF DAVIDSON]

The actual consideration or value, whichever is greater for this transfer is $475,000.00.

Affiant

Subscribed and sworn to before me this 12th day of January, 2005.

Notary Public

My Commission Expires: 9-24-2005

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantees, their heirs and assigns, forever.

And Grantor does covenant with the said Grantees that the Grantor is lawfully seized and possessed of said land in fee simple; has a good right to convey it, and the same is unencumbered except as set forth herein above.

And Grantor does further covenant and bind itself, its successors and assigns, to warrant and forever defend the title to the Property to the said Grantees, their heirs and assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has caused this Deed to be executed this 12th day of January, 2004.

MBR Builder LLC, a Tennessee limited liability company

By: _____, Mgr.

By: _____

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned a Notary Public, in and for the State and County aforesaid, personally appeared Robert C. White with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be the Manager of MBR Builders, LLC, a Tennessee limited liability company and that he/she as such Manager executed the foregoing instrument for the purpose therein contained, by signing the name MBR Builders, LLC, a Tennessee limited liability company by himself/herself, as Manager.

WITNESS my hand and official seal at Nashville, Tennessee, this 12th day of January, 2005.

Notary Public

My Commission Expires: 9-24-2005

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned a Notary Public, in and for the State and County aforesaid, personally appeared Ray White with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be the Secretary of MBR Builders, LLC, a Tennessee limited liability company and that he/she as such Secretary executed the foregoing instrument for the purpose therein contained, by signing the name MBR Builders, LLC, a Tennessee limited liability company by himself/herself, as Secretary.

WITNESS my hand and official seal at Nashville, Tennessee, this 12 day of January, 2005.

Notary Public

My Commission Expires: 4-24-2005

