[ADDRESS NEW OWNER:]	[SEND TAX BILLS TO:]	[MAP-PARCEL NO.]
Pijush Bhattacharya and Yasassree Chatterjee	US Bank NA, US Bank Home Mortgage	Map 155-08-0-C
7136 Poplar Creek Trace	P.O. Box 7298	Parcel 063CO
Nashville, TN 37221	Springfield, OH 45501-7298	FB #09D-80309

This instrument prepared by: Joseph V. Ferrelli, Attorney, 102 Woodmont Boulevard, Suite 231, Nashville, Tennessee 37205.

Davidson County DEEDWARR
Recvd: 06/20/08 10:12 2 pgs
Fees:13.00 Taxes:832.50

20080620-0063590

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, **Michael J. Nestlebush and Denise E. Nestlebush, married*** (The "Grantors") have bargained and sold, and by these presents do transfer and convey unto **Pijush Bhattacharya and Yasassree Chatterjee, married**** (The "Grantees"), their successors and assigns, certain tract or parcel of land in Davidson County, State of Tennessee, being more particularly described as follows, to wit:

* husband and wife

** husband and wife

LAND in the Davidson County, Tennessee being Lot No. 63 on the Plan of Poplar Creek Estates, a Planned Unit Development, Phase 2, of record in Book 6900, Pages 339-347, as amended in Book 7900, pages 888 and 889, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Michael J. Nestlebush and wife, Denise E. Nestlebush, by Warranty Deed from French River Development Company, LLC, a Tennessee Limited Liability Company, dated September 28, 2001, of record in Instrument 20011004-0107976, Register's Office for Davidson County, Tennessee.

1. Taxes for the year 2008 and subsequent years.
2. All matters shown on the Plan of record in Book 6900, pages 339 - 347 amended in Book 7900, pages 888 & 889, said Register's Office.
3. Restrictive Covenants of record in Book 6804, page 536, Book 6474, page 346, Book 6486, page 587, Book 9472, page 824, Book 6662, page 443, Book 6987, page 966, Book 7270, page 648 and Book 7964, page 33, said Register's Office.
4. Charter in Book 7120, page 125, said Register's Office.
5. Storm Water Detention Agreement in Book 7099, page 299, said Register's Office.

This is improved property commonly known as 7136 Poplar Creek Trace, Nashville, Tennessee 37221.

[STATE OF TENNESSEE]
[COUNTY OF DAVIDSON]

The actual consideration or value, whichever is greater for this transfer is $225,000.00.

Sarah G Ralfour
Affiant

Subscribed and sworn to before me this 19th **day of June, 2008.**

JOSEPH V. FERRELLI NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE EXPIRES 07/19/08

Joseph V. Ferrelli
Notary Public

MyCommission Expires: _____

thereto belonging to the said Grantees, their heirs and assigns, forever.

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

And Grantors do further covenant and bind themselves, their heirs 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 Grantors have caused this Deed to be executed this 19TH day of June, 2008.

MICHAEL J. NESTLEBUSH

DENISE E. NESTLEBUSH

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned a Notary Public, in and for the State and County aforesaid, personally appeared Michael J. Nestlebush and Denise E. Nestlebush, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 19TH day of June, 2008.

Notary Public

My Commission Expires: _____

JOSEPH V. FERRELLI
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENNESSEE
EXPIRES 07/19/08