THIS INSTRUMENT PREPARED BY:
Douglas A. Brace, Reg. #3485
ORTALE, KELLEY, HERBERT & CRAWFORD
200 Fourth Avenue North, Third Floor
P.O. Box 198985
Nashville, TN 37219-8985
(615) 256-9999

STATE OF TENNESSEE]
COUNTY OF WILLIAMSON]

The actual consideration or value, whichever is greater, for this transfer is $850,000.00.

Affiant

ALICE J. STEWART
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11th DAY OF MARCH, 2010.

Notary Public

My commission expires: 4/5/12

Name and Address of New Owner:

Mayur and Ashna Tipnis
2525 Hobbs Road
Nashville, TN 37215

Send Tax Bills To:
Bank of America, N.A.
Post Closing & Central Svcs
TX2-979-02-11
4500 Amon Carter Blvd.
Fort Worth, TX 76128

Davidson County DEEDWARR
Recvd: 03/15/10 12:14 4 pgs
Fees:23.00 Taxes:3145.00
20100315-0019390

Street Address of Subject Property:

2525 Hobbs Road
Nashville, TN 37215

Map and Parcel:

131-01-051.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **JULIANE CARPENTER and husband, PAUL R. CARPENTER,** hereinafter called "**GRANTORS,**" have bargained and sold, and by these presents do transfer and convey unto **MAYUR TIPNIS and wife, ASHNA TIPNIS,** hereinafter called "**GRANTEES,**" their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 40 on the map of B.N. Stammer's Subdivision, as of record in Book 1424, page 23, Register's Office for said County.

Said Lot No. 40 fronts 100 feet on the southerly side of Hobbs Road and runs 239.14 feet on the easterly line and 239.11 feet on the westerly line to a dead line, measuring 100 feet thereon.

Being the same property conveyed to Juliane Carpenter and husband, Paul R. Carpenter, by Warranty Deed from Mikael W. Jacobs and wife, Bari Allen Jacobs, dated February 28, 2003 and recorded in Instrument No. 20030303-0027436, Register's Office for Davidson County, Tennessee.

This is improved property known as 2525 Hobbs Road, Nashville, TN 37215.

The conveyance of the above described parcel of land is subject to:

1. Metropolitan Nashville/Davidson County taxes for the year 2010 which have been prorated between the parties and assumed by Grantees.

2. Matters shown on Map of B.N. Stammer's Subdivision of record in Plat Book 1424, page 23, in the Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs and assigns, forever; and Grantors do covenant with the said Grantees that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and Grantors further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said Grantees, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever 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 our hands this 11th day of March, 2010.

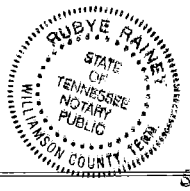
JULIANE CARPENTER

PAUL R. CARPENTER

STATE OF TENNESSEE]
COUNTY OF WILLIAMSON]

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **JULIANE CARPENTER and husband, PAUL R. CARPENTER,** with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and seal at Franklin, Tennessee, the day and year first above written.



NOTARY PUBLIC

My commission expires:

NOTARY PUBLIC
Rubye Rainey
My Commission Expires
March 12, 2011
STATE OF TENNESSEE

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I, Dawn Chase do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of TN

County of Williamson

Personally appeared before me, Alice J. Stewart, a notary public for this county and state, (DAWN D. Chase who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

ALICE J. STEWART
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

Alice J. Stewart

Notary's Signature

MY COMMISSION EXPIRES: 6/5/12.

Notary's Seal (If on paper)

(3) All electronic documents eligible for registration pursuant to this subsection are validly registered when accepted for recording by the county register. Electronic documents registered by county registers prior to July 1, 2007 shall be considered validly registered with or without the certification provided in subdivision (2).