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Trans:T20100035812 DEEDWARR
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Fees:13.00 Taxes:1350.50
20100614-0045841

|STATE OF TENNESSEE
|COUNTY OF Davidson
|THE ACTUAL CONSIDERATION OR VALUE,
|WHICHEVER IS GREATER, FOR THIS TRANSFER IS
|$365,000.00
|Affiant
|SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
| 10 DAY OF June, 2010
|NOTARY PUBLIC:
|MY COMMISSION EXPIRES:
| (AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC KATHLEEN WILSON COUNTY My Commission Expires January 17

THIS INSTRUMENT WAS PREPARED BY
STATE TITLE, INC., 4334 Lebanon Road, Hermitage, TN 37076

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Paresh & Jayshree Parbhu 1116 Cleveland Hall Boulevard Old Hickory, TN 37138	Paresh & Jayshree Parbhu 720 Royal Parkway Nashville TN 37214	Map 64.05 Parcel 105

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we,

MBR Builders, LLC

Hereinafter called the grantors, have bargained and sold and by these presents do transfer and convey unto

Paresh Parbhu and wife, Jayshree Parbhu

Hereinafter called the grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, state of Tennessee, described as follows: To wit:

Land in Davidson County, Tennessee being Lot No. 76, on the Plan of Phase One, Cleveland Hall, of record in Book 11700, Page 51, corrected in Instrument Number 19991209-0301348, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to M.B.R. Builders, LLC by deed from Cleveland Hall, LLC, a Tennessee limimted liability company dated October 14, 2005, recorded October 20, 2005, of record in Instrument Number 20051020-0126863, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the following:
1. Property is subject to all matters affecting said premises as contained in Plat Book 11700, Page 51, corrected in 19991209-0301348, Register's Office for Davidson County, Tennessee.
2. Property is subject to Cleveland Hall, Phase One, Charter of record in Book 11725, Page 70, Register's Office for Davidson County, Tennessee, and the By-Laws appended thereto including liens for assessments as provided therein, easements and restrictions as contained therein, of record in Book 11725, Page 76, amended in Instrument Number 20051202-0144894, amended in Instrument Number 20071220-0146113, and in Instrument Number 20081014-0103112, said Register's Office (but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition or restriction (a)is exempt under Title 42 of the United State Code, or (b)relates to handicap but does not discriminate against handicapped persons.)
3. Property subject to easement for water lines to Cumberland Utility District or record in Book 7994, Page 173, said Register's Office.
4. Property subject to an easement for highway purposes of record in Book 8068, Page 524, said Register's Office.
5. Property subject to an easement for ingress and egress of record in Book 7844,Page 242 & 249, said Register's Office.
6 .Property subject to an easement for public utilities, drainage and detention of record in Book 7844, Page 262, said Register's Office.
7. Property subject to an easement for drainage and construction of record in Book 7844, Page 268, said Register's Office.
8. Property subject to and easement for public utilities and drainage of record in Book 7844, Page272, said Register's Office.
9. Subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.
10. Property subject to easement for the right of way granted to Bellsouth Telecommunications of record in Book 11720, Page 325, said Register's Office.

This is improvedproperty known as: **1116 Cleveland Hall Boulevard, Old Hickory, TN 37138**
(House Number) (Street) (P.O. Address) (City or Town) (Postal zip)

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 we do covenant with the said GRANTEES that we 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 we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land 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 My hand(s) this 10th day of June, 2010.

MBR Builders, LLC

By: Bobby Ray White, Member and Secretary

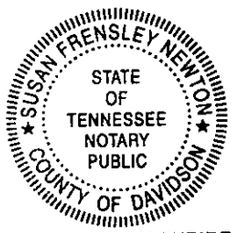
STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, Bobby Ray White with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged the he is the Member and Secretary of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 10th day of June, 2010.

Susan Frensley Newton
NOTARY PUBLIC

My Commission Expires: 11-4-2013



MY COMMISSION EXPIRES:
NOVEMBER 4, 2013

PLEASE RETURN TO:
STATE TITLE, INC.
4334 Lebanon Road
Hermitage, TN 37076