RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215

BOX 10-A

Davidson County DEEDWARR
Recvd: 06/09/05 10:35 2 pgs
Fees:13.00 Taxes:1461.50
20050609-0065925

Prepared by:
Realty Title & Escrow Company, Inc.
383 Johnny Cash Parkway, Suite 140
Hendersonville, TN 37075

STATE OF TENNESSEE
COUNTY OF SUMNER
The actual consideration or value, whichever is greater, for this transfer is $395,000.00

MELISSA SALKELD NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENN. Exp. 5/23/08

Brenda Lane
Affiant

Subscribed and sworn to before me, this 8 day of June, 2005.

Melissa Salkeld
Notary Public
My commission expires:

05-0505-62200

Address of New Owner:	**Send Tax Bills to:**	**Tax Information**
Jeffrey Giullian 4231 Belmont Park Terrace Nashville TN 37215	Bank of America, FL9-600-02-73 Jacksonville Loan Ctr 9000 Southside Blvd, Ste 600	131-3-M-2.00CO

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Shelly J. Estep and husband, S. Chad Estep, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Jeffrey Giullian and wife, Cindy Giullian, hereinafter called the Grantees, their successors 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 Unit No. B, Temple Condominums, with a street address of 4231 Belmont Park Terrace, Nashville, Tennessee 37215 as set forth in Master Deed establishing Temple Condominium, of record in Instrument No. 20010829-0093746, and as amended in Instrument No. 20020625-0076453, the amendment was rerecorded in Instrument No. 20021011-0125151, said Register's Office to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Shelly J. Estep and S. Chad Estep by deed from Charles S. McClendon, dated 10/30/02, recorded 11/15/02, of record in Instrument No. 20021115-0141834, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 4231 Belmont Park Terrace, Nashville, TN 37215

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 this 7th day of June, 2005.

Shelly J. Estep

By: _____
Jimmy Stinson, Attorney-in-Fact

S. Chad Estep

By: _____
Jimmy Stinson, Attorney-in-Fact

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Jimmy Stinson, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the within instrument for the purposes therein contained, and who further acknowledged that he/she is the attorney in fact for Shelly J. Estep and S. Chad Estep and that he/she is authorized by Shelly J. Estep and S. Chad Estep to execute this instrument on his/her behalf.

Witness my hand and seal at Hendersonville, Tennessee, this 7th day of June, 2005.

_____
Notary Public at Large

My commission expires: 5/28/2006

ANGELA A. RAMSEY
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.
My Commission Expires MAY 28, 2006