Davidson County DEEDWARR
Recvd: 03/08/06 11:13 2 pgs
Fees:13.00 Taxes:791.80

20060308-0026905

WARRANTY DEED

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $214,000.00

Carol Clawson
Affiant

Subscribed and sworn to before me, this 28th DAY OF February, 2006.

Notary Public

MY COMMISSION EXPIRES: 12/09/07
(AFFIX SEAL)

LAURA PERRY NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN

P-REFH-06-0309

THIS INSTRUMENT WAS PREPARED BY
Homeland Title, Inc.
1896 General George Patton Dr., Ste. 200
FRANKLIN, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Carleen Mednick	Carleen Mednick	
309 Rose Hall	(NAME) 309 Rose Hall	104.06-0N-309.00 CO
(ADDRESS) Nashville, Tennessee 37212	(ADDRESS) Nashville TN 37212	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we BRIAN CHIULLI AND WIFE, SUSAN CHIULLI, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto CARLEEN MEDNICK AND DAVID T. CUNIO, hereinafter called the Grantee(s), their heirs and assigns, that 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. 309 on the Plan of Rose Hall, a Horizontal Property Regime, of record in Plat Book 6900, page 379, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description thereof.

Being the same property conveyed to Brian Chiulli by Warranty Deed from Will Edwards Settle, unmarried, dated July 5, 2002 and filed of record as Inst. No. 20020711-0083380, Register's Office for Davidson County, Tennessee. Susan A. Chiulli joins in this instrument for the purpose of conveying any and all marital interest in and to said property.

This conveyance is subject to any and all existing easements and restrictions as shown of record including those listed in Plat Book 6900, page 379 and Master Deed of record in Book 7307, page 760, Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 309 Rose Hall, Nashville, Tennessee 37212
(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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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/our hand(s) this 28th day of February, 2006.

Brian Chiulli

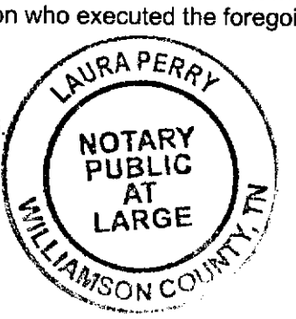
Susan Chiulli by B Chiulli ATTORNEY IN FACT

Susan Chiulli by Brian Chiulli,
attorney-in-fact

STATE OF Tennessee
COUNTY OF Davidson

On this the 28th day of February, 2006, before me personally appeared Brian Chiulli to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 28th day of February, 2006.



Notary Public

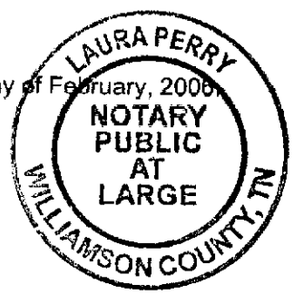
My Commission Expires: 12/09/07

(SEAL)

STATE OF Tennessee
COUNTY OF Davidson

On this the 28th day of February, 2006, before me personally appeared Brian Chiulli to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Susan Chiulli and who acknowledged he/she/they executed the same as the free act and deed of the said Susan Chiulli.

Witness my hand and official seal, this the 28th day of February, 2006.



Notary Public

My Commission Expires: 12/09/07

(SEAL)

RETURN TO:

1896 General George Patton Drive
Franklin, TN 37067

615-599-9959