PREPARED BY (AND RETURN TO):

WILKINS & IVEY
Attorneys At Law

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W & I Ref:(db) Title No: 47064
Dav. Co. File: Box 8

Davidson County DEEDWARR
Recvd: 06/26/06 09:56 2 pgs
Fees:13.00 Taxes:534.65
20060626-0075726

BOX 10-A

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

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Gayle M. Schmunk 321 Sloan Road Nashville, Tennessee 37205	SunTrust Mortgage 201 4th Avenue North 7th Floor Nashville, TN 37219

TAX MAP-PARCEL NUMBERS: 103080B32100CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$144,500.00,** cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **J. Gregory Sabol and spouse, Mari Cynthia Fukami**, hereinafter called the **Grantor**, have bargained and sold, and by these presents do hereby transfer and convey unto **Gayle M. Schmunk, unmarried** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

A Condominium Apartment in Davidson County, Tennessee, being Unit No. 321 of Parkland Condominiums, Phase V, a horizontal property regime pursuant to the Tennessee Horizontal Property Act, as shown on Exhibit "B" to the Master Deed of record in Book 7896, Page 710 and amended in Book 7937, Page 67 Register's Office for said County, to which source reference is hereby made for more complete details of description, together with the said Apartment's appurtenant undivided interest in the general and limited common elements of the Condominium.

Being the same property conveyed to J. Gregory Sabol by deed from Kristin D. Cason, unmarried of record in Document No. 20000628-0064328, Register's Office for Davidson County, Tennessee. By Quitclaim Deed of record in Document No. 20030423-0053785 subject property was conveyed to J. Gregory Sabol and spouse, Mari Cynthia Fukami, Register's Office for Davidson County, Tennessee.

Description Reference: Described from information contained in recorded condominium documents.

This conveyance is subject to: Taxes for 2006, and subsequent years; The Plan of record in Exhibit "B" to the Master Deed in Book 7896, Page 710 and amended in Book 7937, Page 67, shows an Owner's Certificate, minimum setback lines and easements to which Plan reference is hereby made for a more complete description thereof; The provisions of the condominium Master Deed of record in Book 7896, page 710, amended in Book 7937, page 67 and By-Laws in Book 7376, page 580, said Register's Office, which submits said property to a Horizontal Property Regime pursuant to the provisions of the Tennessee Horizontal Property Act and sets forth restrictions, assessments, liens and other matters.

This is improved property, known as: 321 Sloan Road, Nashville, Tennessee 37205

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 23rd day of June, 2006.

J. Gregory Sabol

Mari Cynthia Fukami

State of TENNESSEE

County of DAVIDSON

On this 23rd day of June, 2006 before me the undersigned authority, personally appeared J. Gregory Sabol and, Mari Cynthia Fukami, to me known (or proved to me on the basis of satisfactory evidence) to be the persons described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

CHRISTY IVEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires JULY 21, 2007

My Commission Expires: _____

Notary

State of TENNESSEE

County of DAVIDSON

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is $144,500.00.

Affiant

Sworn and subscribed before me this the 23rd day of June, 2006.

KATHY SNIDER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires May 22, 2010

My Commission Expires: _____

Notary Public