THIS INSTRUMENT PREPARED BY:

MITCHELL A. WATTS, ATTORNEY
2400 Crestmoor Road Suite 102
Nashville, Tennessee 37215

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

BOX 10-A

BILL GARRETT, Davidson County
Trans:T20100026751 DEEDWARR
Recvd: 05/05/10 12:59 2 pgs
Fees:13.00 Taxes:551.30
20100505-0034038

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $***149,000.00.

Affiant

MITCHELL A. WATTS STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

Subscribed and sworn to before me this 29 day of April, 2010.

Notary Public

My Commission Expires: 8.20.13

ADDRESS OF NEW OWNER

Jerome P. Abulesky
704 Groves Park Road
Nashville, Tennessee 37206

SEND TAX BILLS TO

First National Bank of
Chester County
3840 Hempland Road
Mountville, PA 17554

MAP & PARCEL NOS.

MAP 083-07-0
PARCEL 198.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of One Hundred Forty Nine Thousand and 00/100 Dollars ($***149,000.00) cash in hand paid, the receipt of which is hereby acknowledged, I, Melissa H. Geil, married, (hereinafter called the "GRANTOR"), have bargained and sold, and by these presents do transfer and convey unto Jerome P. Abulesky and wife, Amy M. Abulesky, (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:

BEING Lot No. 45 on the Plan of A Part of The Tillman Home Tract, Rolling Acres No. Two, Section One, of record in Book 1424, page 45, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

BEING the same property conveyed to Melissa Hull by Warranty Deed dated October 28, 2005, from Tommy A. Royston of record as Instrument No. 20051102-0132390 in the Register's Office for Davidson County, Tennessee; the said Melissa Hull having since married Robert D. Geil and is now known as Melissa H. Geil.

Robert D. Geil, spouse of Melissa H. Geil, joins in this conveyance to convey any interest he may have in subject property, particularly any marital interest.

This is improved property known as 704 Groves Park Road, Nashville, Tennessee 32706.

TO HAVE AND TO HOLD the aforesaid real estate, together with any and all appurtenances and improvements thereunto belonging to the said GRANTEES, their heirs and assigns, in fee simple, forever.

GRANTOR COVENANTS with the said GRANTEES that she is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated between the parties herein and assumed by Grantees herein.

2. Matters, if any, shown on the Plan of Rolling Acres No. Two, Section One, of record in Book 1424, page 45, Register's Office for Davidson County, Tennessee.

3. Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property.

GRANTOR FURTHER COVENANTS and binds herself, her 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.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, the GRANTOR has executed this instrument on this the 29 day of April, 2010.

Melissa H. Geil

Robert D. Geil

By: Melissa H. Geil
Melissa H. Geil
Attorney in Fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Melissa H. Geil, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 29 day of April, 2010.

Notary Public

My Commission Expires: 8.20.13

MITCHELL A. WATTS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, Melissa H. Geil, to me known (or proved to me on the basis of satisfactory evidence) to be the person who as Attorney in Fact executed the foregoing instrument in behalf of Robert D. Geil and who acknowledged that she as the Attorney in Fact executed the same as the free act and deed of Robert D. Geil.

WITNESS my hand and official seal this 29 day of April, 2010.

Notary Public

My Commission Expires: 8.20.13

MITCHELL A. WATTS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY