This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater is $285,000.00.

Affiant

Subscribed and sworn before me this the 28th day of May, 2010.

Notary Public
My commission expires: 09/25/10

CAVAN K. MCCANN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Donald A. St. Charles 7701 Indian Springs Drive Nashville, TN 37221	Bank of America, NA 3011 Armory Drive, #120 Nashville, TN 37204	128-9-28

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **ABBEY GILHULA,** hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **DONALD A. ST. CHARLES AND WIFE, GINA R. ST. CHARLES**, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land lying in District of Davidson County, Tennessee, more particularly described as follows:

Lot No. 37 on the Plan of B.V. 1776 Estates, as of record in Plat Book 5050, page 76, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Abbey Gilhula, Administratrix of the Estate of Michael F. Gilhula, deceased, (the "decedent"), who is one and the same person as Michael J. Gilhula, and who died March 16, 2009 by Corrected Executor's Quitclaim Deed of record in Instrument No. 20090721-0068328; dated July 20, 2009, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Michael J. Gilhula, who is one and the same as Michael F. Gilhula, by deed from Diane Theresa Gilhula, of record as Instrument number 20010123-0007082, Register's Office for Davidson County, Tennessee. Michael F. Gilhula died on March 16, 2009. The Estate was admitted to probate in the Seventh Circuit Clerk's Office (Probate Division) on April 27, 2009 under Docket No. 09P-626. An Affidavit of Heirship evidencing that Abbey Gilhula is the sole heir-at-law of Michael F. Gilhula, deceased, is of record as Instrument Number 20090626-0059419, Register's Office for Davidson County, Tennessee.

Subject to all Easements and Restrictions of record.

THIS IS __XX__ IMPROVED ____UNIMPROVED PROPERTY KNOWN AS 7701 Indian Springs Drive, Nashville, TN 37221.

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/or assigns, forever. Grantors covenant with Grantees that Grantors 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. 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 successors, 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 the 28th day of May, 2010.

Abbey Gilhula by Mark Bell her attorney-in-fact

Abbey Gilhula By Mark Bell Her Attorney In Fact

BILL GARRETT, Davidson County
Trans:T20100032713 DEEDWARR
Recvd: 06/01/10 11:22 2 pgs
Fees:13.00 Taxes:1054.50
20100601-0041773

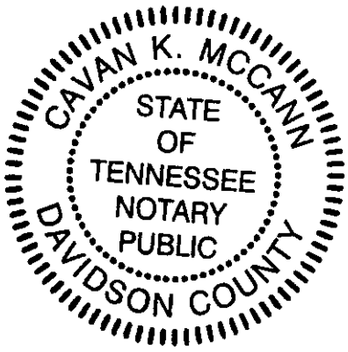
STATE OF Tennessee
COUNTY OF Williamson

On this 28th day of May, 2010, before me, the undersigned Notary Public in and for said County and State, personally appeared Mark Bell with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Abbey Gihula, by Mark Bell, Power of Attorney dated May 25, 2010, and who acknowledged that he executed the same as the free act and deed of Abbey Gihula.

Witness my hand and official seal this 28th day of May, 2010.

My Commission Expires: 09/25/10

_____
Notary Public



STATE OF _____
COUNTY OF _____

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared _____, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who upon _____ oath acknowledged _____ to be the _____ of the within named bargainor, a _____, and that _____, as such _____, executed the foregoing instrument for the purposes therein contained by signing the name of the _____ by the said _____ as such_____.

Witness my hand and official seal this _____ day of _____, _____.

My Commission Expires:

_____
Notary Public