03

Realty Title
Box 48-A

Prepared by:
Realty Title & Escrow Company, Inc.
3815 Cleghorn Ave., Suite 102
Nashville, TN 37215

Davidson County DEEDWARR
Recvd: 09/01/06 14:25 2 pgs
Fees:13.00 Taxes:891.33
20060901-0108518

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $240,900.00

Affiant

Subscribed and sworn to before me, this 26th day of August, 2006.

Notary Public
My commission expires:

JULIE COONE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

03-0607-33905

Address of New Owner:	Send Tax Bills to:	Map Information
Annette E. Miller	CitiMortgage, Inc.	117-07-0-E-003.00CO
2010 Stokes Lane	1000 Technology Drive	
Nashville TN 37215	St. Charles, MO 63304-2240	

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, Anchada Charoenrook unmarried, hereinafter referred to as Grantor, have bargained and sold, and do hereby transfer and convey to Annette E. Miller, hereinafter called the Grantee, 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. 3, on the Plan of Abingdon Place Condominiums, of record in Book 6250, Page 110, together with the Master Deed of Abingdon Place Condominiums, of record in Book 6357, Page 360, and Book 7596, Page 931, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Anchada Charoenrook, unmarried by deed from Cynthia D. Clarke, unmarried, dated 5-23-03, of record in Instrument No. 20030527-0071369, 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 2010 Stokes Lane, 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 25 day of August, 2006.

Anchada Charoenrook

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Anchada Charoenrook, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged her executed the within instrument for the purposes therein contained.

Witness my hand in Nashville, TN, this 25 day of August, 2006.

Diane K. Mann
State of Tennessee at Large

DIANE K. MANN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TN

My Commission expires 02/22/09