Davidson County DEEDWARR
Recvd: 09/22/06 10:12 1 pg
Fees:13.00 Taxes:425.50

20060922-0117653

RECORD AND RETURN TO:
TN TITLE & ESCROW
238 North Lowry
Smyrna, TN 37167

WARRANTY DEED

PATRICIA K. GOBER ★ NOTARY PUBLIC AT LARGE ★ DAVIDSON COUNTY, TENNESSEE

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $115,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th DAY OF SEPTEMBER, 2006

Notary Public
My Commission Expires: 05/24/08

THIS INSTRUMENT WAS PREPARED BY
TN TITLE & ESCROW, 238 North Lowry, Smyrna, TN 37167

ADDRESS OF NEW OWNER AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
Angie Linas **900 19th Avenue South, #609** **Nashville,TN 37212**	**SAME**	**92-16-B 068.00**

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE,

Nancy Omer, married, and husband, James R. Omer, Sr.

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Angie Linas, a single woman

HEREINAFTER CALLED THE GRANTEES, ***His /Her / Their*** HEIRS 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 Lots 163, 164, 165, 166, 167, 168 and 169 on the plan of O. B. Hayes Second Plan of Small Lots in Nashville, of record in Plat Book 1, Page 81, Chancery Court, Davidson County, Tennessee, and further known as:

Unit No. 609 on the Plan of University Square Condominium Apartments of record in Book 6900, Page 124, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest of the common elements as shown on the Master Deed and By-Laws of record in Book 7051, Page 529, as amended in Book 7119, Page 884, said Register's Office.

Borrower has a right to use and occupy parking space number 2S-30.

Being the same property conveyed to James R. Omer, Jr. by Deed dated 04/22/1989, from University Square Joint Venture, recorded 05/05/1989, of record in Book 7834, Page 593, and re-recorded in Book 8040, Page 34, Register's Office for Davidson County, Tennessee. Also being the same property conveyed to Nancy Omer by Quitclaim Deed dated 08/21/2006, from James R. Omer, Jr., of record in Instrument No. 20060922017652, said Register's Office. **James R. Omer, Sr., hereby joins in this conveyance to convey any, and all marital and homestead interests he may have in the subject property.**

This is improved (X) property known as **900 19th Avenue South, #609, Nashville, TN 37212**

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), He/Her/ Their*** heirs and assigns forever, and ***do(es)*** covenant with the said ***GRANTEE(S)*** that we have 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 ***do(es)*** 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), her*** 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 our hands this 13th day of September, 2006

Nancy Omer

James R. Omer, Sr.

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 Nancy Omer and James R. Omer, Sr., the *bargainor(s)* with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 8th day of September, 2006.

LISA WADE ★ STATE OF TENNESSEE NOTARY PUBLIC ★ DAVIDSON COUNTY

Notary Public
My Commission Expires: 11/14/09