Davidson County DEEDWARR
Recvd: 12/29/06 08:03 2 pg
Fees:12.00 Taxes:0.00

20061229-0160404

ANNA ALICIA G. LUNA
Commission # 1701878
Notary Public - California
Los Angeles County
My Comm. Expires Oct 29, 2010

State of California
County of Los Angeles
The actual consideration or value, whichever is greater, for this transfer is $0.00

Affiant

Subscribed and sworn to before me, this the 21 day of DECEMBER, 2006.

Notary Public

New owner:

When recorded mail this deed to:
Ms. Annette Emily Miller
2010 Stokes Lane
Nashville,
Tennessee 37215

Mail Tax Statements to:
CitiMortgage, Inc.
1000 Technology Drive
St. Charles,
Missouri 63304-2240

Preparer of Instrument:
Michael I. Burstein, Atty at Law
11600 Washington Place, #104
Los Angeles,
California 90066

SPACE ABOVE THIS LINE FOR RECORDER'S USE

A.P.N. 117-07-0-0-E-003.00CO

WARRANTY DEED

FOR A VALUABLE CONSIDERATION, receipt of which hereby acknowledged,

Annette E. Miller

hereby GRANT(S) to

Annette Emily Miller, as Trustee of the Annette Miller 2006 Living Trust dated September 11, 2006

the following described real property in the County of **DAVIDSON,** State of Tennessee:

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 Annette E. Miller, unmarried by deed from Anchada Charoenrook, unmarried, dated 8-25-06, of record in Instrument No.20060901-0108518, 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 hold said tract of land together with all the estate, appurtenances, title and interest thereto belong to the said Annette Emily Miller as Trustee of the Annette Miller 2006 Living Trust dated September 11, 2006, its successors and assigns, forever.

Dated December 21, 2006

ANNETTE E. MILLER

State of California)
County of Los Angeles)

On December 21, 2006 before me, _____ the undersigned, a Notary Public in and for said State, personally appeared ANNETTE E. MILLER, personally known to me (~~or proved to me on~~ the basis of satisfactory evidence) to be the person(~~s~~) whose name(~~s~~) is/~~are~~ subscribed to the within instrument and acknowledged to me that ~~he~~/she/~~they~~ executed the same in ~~his~~/her/~~their~~ authorized capacity(~~ies~~), and that by ~~his~~/her/~~their~~ signature(s) on the instrument the person(~~s~~), or the entity upon behalf of which the person(~~s~~) acted, executed the instrument. WITNESS my hand and official seal.

Signature _____

MAIL TAX STATEMENTS TO: SAME AS ABOVE

ANNA-ALICIA G. LUNA
Commission # 1701878
Notary Public - California
Los Angeles County
My Comm. Expires Oct 30, 2010