This document prepared by (and after recording return to):		)
Name:	**Consumer Trust Title & Escrow, LLC**	)
Address:	**219 Ward Circle, Ste 5**	)
City, State, Zip:	**Brentwood, TN 37027**	)
Phone:	**615-369-3309**	)

Davidson County DEEDWARR
Recvd: 04/17/07 14:04 3 pgs
Fees:18.00 Taxes:673.40

20070417-0045850

--------Above This Line Reserved For Official Use Only--------

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS THAT:

FOR VALUABLE CONSIDERATION OF TEN DOLLARS ($10.00), and other good and valuable consideration, cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, **BARRY MCGAW AND WIFE, MOLLIE DINWIDDIE MCGAW**, hereinafter "collectively" referred to as "Grantor", has this day bargained and sold, and by these present does hereby transfer and convey unto **STORMIE S. OMARTIAN, MARRIED AND AMANDA K. OMARTIAN, UNMARRIED** hereinafter "Grantee", the following lands and property, together with all improvements located thereon, lying in the County of DAVIDSON, State of Tennessee, to-wit:

A certain condominium apartment in Davidson County, State of Tennessee, described as follows, to-wit:

Unit No. 110 as shown on the Plan of Four Seasons, a Condominium Development, together with an undivided percentage interest in the Common Elements appurtenant to said Unit, as set forth in the Master Deed establishing Four Seasons, Condominium of record in Book 6841, Page 349, Register's Office for Davidson County, Tennessee.

This being the same property conveyed to Barry McGaw and wife, Mollie Dinwiddie McGaw by Warranty Deed of Dorothy S. Lee Kirkman, married dated August 24, 1994 and recorded August 30, 1994 in Book 9450, Page 732, Register's Office for Davidson County, Tennessee.

Map Parcel Number: 131-5-B-110CO

This property is known as: 110 SUMMIT RIDGE COURT, NASHVILLE, TN 37215

Subject to MASTER DEED AND BY-LAWS contained in the instruments of record in Book 6841, Page 349, Book 6847, Page 122; Charter of HOA of record in Book 6855, Page 917, Book 8176, Page 697, Davidson County, TN, Register of Deeds.

SUBJECT to all easements, rights-of-way, protective covenants and mineral reservations of record, if any.

TO HAVE AND TO HOLD same unto Grantee, and unto Grantee's assigns forever, with all appurtenances thereunto belonging.

GRANTORS do for Grantors and Grantors' heirs, personal representatives, executors and assigns forever hereby covenant with GRANTEE that Grantors are lawfully seized in fee simple of said premises; that the premises are free from all encumbrances, unless otherwise noted above; that Grantors have a good right to sell and convey the same as aforesaid; and to forever warrant and defend the title to the said lands against all claims whatever.

WITNESS Grantor(s) hand(s) this the 27 day of March 2007.

/s/ Barry McGaw by Rebecca Cohen atty in fact
Barry McGaw- Grantor
By Rebecca Cohen, his atty. In fact

/s/ Mollie Dinwiddie McGaw by Rebecca Cohen atty in fact.
Mollie Dinwiddie McGaw- Grantor
By Rebecca Cohen, her atty. In fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Rebecca Cohen with whom I am personally acquainted (or whose identity was proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the Attorney in Fact for BARRY MCGAW AND MOLLIE DINWIDDIE MCGAW via POA recorded in Instrument No 20070417-0045848 AND POA recorded in Instrument No 20070417-0045849 respectively and is authorized by Barry McGaw and Mollie Dinwiddie McGaw to execute this instrument on their behalf.

WITNESS WHEREOF, I have hereunto set my hand and official seal this 27th day of March, 2007.

WILLIAM DAVIS NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY, TENN.

NOTARY PUBLIC

My Commission Expires:
My Commission Expires JAN. 20, 2009

Grantor(s) Name, Address, phone:
Barry McGaw and Mollie Dinwiddie McGaw
147 North Main
Madisonville, KY 42431

Grantee(s) Name, Address, phone:
Stormie Omartian and Amanda Omartian
110 Summit Ridge Ct
Nashville, TN 37215

SEND TAX STATEMENTS TO :
New Owner

State of TENNESSEE
County of Davidson

I/we hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is **$182,000..00**, which amount is equal to or greater than that which the property would command at a fair and voluntary sale.

Subscribed and sworn to before me
This 27 day of March, 2007.

Rebecca Cohen
Affiant

Rebecca Cohen
Type or Print Name

Notary Public

W. Davis
Type or Print Name

(Seal) W. WILLIAM DAVIS STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY, TENN.

My commission expires:
My Commission Expires JAN. 20, 2009