03

Realty Title
48-A

Davidson County DEEDWARR
Recvd: 02/03/09 13:22 2 pgs
Fees:13.00 Taxes:407.00

20090203-0009195

The name and address of the person or entity responsible for the payment of the real property taxes is:
Spring Miller
3117 Kinross Avenue
Nashville, TN 37211

This instrument prepared by:
Jack H. McPherson, Jr.
Attorney at Law
204 E. Loveliss Street
Kingston, TN 37763

WARRANTY DEED

THIS INDENTURE made this 13th day of January, 2009, by and between

OMNI COMMUNITY SERVICES, INC.

hereinafter called Grantors; and

A.
SPRING MILLER

hereinafter called Grantees.

W I T N E S S E T H:

That the said Grantors, for and in consideration of the sum of One Dollar ($1.00) cash and other good and valuable considerations to them in hand paid by the said Grantees, the receipt of which is hereby acknowledged, have granted, bargained, sold, conveyed and do hereby grant, bargain, sell and convey unto the said Grantees the following described premises, lying and being in Davidson County, Tennessee, and more particularly described as follows, to-wit:

BEING Lot No. 2 on the plan of the Resubdivision of Lots 74, 75 and 76 Airdrie Subdivision "C" of record in Book 8250, page 295, Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

This conveyance is subject to any and all existing easements of record.

THIS BEING the same property conveyed to Grantors by deed of record as Instrument Number 20011002-0106649, in the Register's Office for Davidson County, Tennessee, and being designated as Tax Parcel No. 119-14-340, in the Property Assessor's Office for Davidson County, Tennessee.

This instrument was prepared at the specific request of the parties, based solely upon information supplied by one or more of the parties to this instrument, and without examination of title or being furnished a survey. The preparer of this instrument makes no representations or warranties to any persons as to the status or quality of the title, or as to any restrictions, zoning, or fitness for any particular use, or the accuracy of the description , or of the legal disability or competency of any party to this instrument, or as to any other matters. The preparer of this instrument has provided no legal advise or counseling to any party to this transaction concerning any federal or state tax consequences of this transaction, and any affected party hereto is advised to seek the advise of a competent tax attorney or a certified public accountant with respect thereto prior to closing. The preparer of this instrument has not acted as Settlement Agent or Closing Agent with respect to this transaction unless the same is documented by all customary Settlement Documents and Closing Statements, or as may be required in conformity with law, as applicable, and signed and fully executed by all necessary parties to such transaction. The preparer of this instrument assumes no liability for any errors, inaccuracies, or omissions in this instrument resulting from the information provided, and the parties hereto signify their assent to this disclaimer by the execution and the acceptance of this instrument.

TO HAVE AND TO HOLD the said premises unto the said Grantees, their heirs and assigns forever, together with all and singular the tenements, hereditaments, and appurtenances to the same belonging, or in anywise appertaining, and also, all the estate, right, title, interest, property, possession, claim, and demand whatsoever, both in law and in equity, of the Grantors of, in and to the premises.

The Grantors for themselves, their heirs and assigns, do hereby covenant with the said Grantees, their heirs and assigns, that they are lawfully seized and possessed of said premises, have full power, authority, and right to sell and convey the same, and that said premises are free and unencumbered except for current taxes, and any other encumbrances set out herein, and that they will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

Any noun, verb, pronoun, appositive, or other word herein having gender or number shall be construed as having the same gender and number as indicated by the names inserted in paragraph one (1) of this instrument.

IN WITNESS WHEREOF, the said Grantors have hereunto set their hands and seals the day and date first above written.

OMNI COMMUNITY SERVICES, INC.

by: _____
Robert Humphreys, Chairman

STATE OF TENNESSEE

COUNTY OF ROANE

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared ROBERT HUMPHREYS, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Chairman of OMNI COMMUNITY SERVICES, INC., the within named bargainor, a corporation, and that he as such Chairman, being authorized so to do, executed the foregoing instrument for the purpose therein contained by signing the name of the corporation by himself as Chairman.

WITNESS my hand and seal at office this 23rd day of January, 2009.

REBECCA A. WRIGHT STATE OF TENNESSEE NOTARY PUBLIC ROANE COUNTY

_____
Notary Public

My commission expires: 5/12/09

STATE OF TENNESSEE, DAVIDSON COUNTY

I, or we, hereby swear or affirm that the actual consideration for this transfer, or value of the property transferred, whichever is greater, is $110,000.00, which amount is equal to, or greater than, the amount which the property transferred would command at a fair voluntary sale.

DIANE K. MANN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

_____
Affiant

Sworn to and subscribed before me this 30th day of January, 2009.

_____
Notary Public

My commission expires: 2/22/09

Address New Owner:
Spring A. Miller
3117 Kinross Ave.
Nashville, TN 37211

Send Tax Bills to:
Countrywide Bank, FSB
1199 North Fairfax, #500
Alexandria, VA 22314

MAP & PARCEL NO: 119-14-0-340