0420453

SEND TAX REFERENCE

PREPARED BY (AND RETURN TO):

WILKINS & IVEY
Attorneys At Law
2405 Crestmoor Road; P.O. Box 150157
Nashville, Tennessee 37215-0157
Ph. (615) 298-3312 - Fax. 292-8746
E-mail: wilkins.ivey@worldnet.att.net

98 APR -2 PM 1:03

W & I Ref: (fh) Title No: 39756
Dav. Co. File: Box 8

BOOK 10868 PG 352

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Lynn Smirnow Fritz,Trustee of the Lynn Smirnow Fritz Revocable Living Trust U/D/T dated 11/28/94	SAME

TAX MAP-PARCEL NUMBERS: 103-16-B-42

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$ 146,250.00,** cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Mary G. Ameche, unmarried,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Lynn Smirnow Fritz,Trustee of Lynn Smirnow Fritz Revocable Living Trust U/D/T dated 11/28/94,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

A Condominium Apartment in Davidson County, Tennessee, being Unit 407 of Windsor Tower, a horizontal property regime pursuant to the Tennessee Horizontal Property Act, as shown on the Plan of record in Book 5200, page 71, said Register's Office, to which source reference is hereby made for more complete details of description, together with the said Apartment's appurtenant undivided interest in the general and limited common elements of the Condominium.

BEING the same property conveyed to Mary G. Ameche by deed from H. Richard Hiller, Jr., Mary Elizabeth Hiller Hickman and Mary Elizabeth Hiller Hickman, Trustee of the Daniel R. Hiller Trust, established under the will of Regina M. Hill, of record in Book 6963, page 991, said Register's Office.

Description Reference: Described from information contained in recorded condominium documents.

The property herein conveyed is subject to the restrictions, easements, liens and other matters set forth in the Master Deed and By-Laws of record in Book 5313, Page 338 and Book 8666, page 789, said Register's Office, and to the matters set forth in the referenced Condominium Plan of record.

This is improved property, known as: 4215 Harding Road, #407, Nashville, TN 37205

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

This instrument is executed by Mrs. Preston Cathey as attorney in fact for Mrs. Mary Ameche as authorized under the terms of a Power of Attorney which is being recorded immediately prior hereto. Mrs. Mary Ameche is one and the same person as Mary G. Ameche. Mrs. Preston Cathey is now known as Pam Hutcherson.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 1st day of April, 1998.

Mrs Mary Ameche, also known as Mary G Ameche by Mrs Preston Cathey, now known as Pam Hutcherson, attorney in Fact

~~Mary G. Ameche~~ Mrs. Mary Ameche, also known as Mary G. Ameche
by Mrs. Preston Cathey, now known as Pam Hutcherson, Attorney in Fact.

State of Tennessee
County of Davidson

On this 1st day of April, 1998, before me the undersigned authority, personally appeared **Mary G. Ameche**, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: _____

_____
Notary Public

State of ~~Tennessee~~ Arkansas
County of ~~Davidson~~ Sharp

AFFIDAVIT

This conveyance is to a revocable living trust and is exempt from transfer tax pursuant to TCA 67-4-409-(a) (3) (F).

Lynn Amerine Fritz Trustee
Affiant

Sworn and subscribed before me on the 1st day of April, 1998.

Sheila G. Wiles
Notary Public

My Commission Expires: 4-10-03

SHEILA G. WILES NOTARY PUBLIC SHARP COUNTY, ARKANSAS

4621 04/02 0101 03CHECK 12.00

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 **Mrs. Preston Cathey, now known as Pam Hutcherson**, with whom I am personally acquainted (or whose identity was proved to me on the basis of satisfactory evidence), and who acknowledged the execution of the within instrument on behalf of **Mary G. Ameche**, as Attorney-in-Fact, as a free act and deed of the said Principal(s).

Witness my hand and official seal at Nashville, Tennessee, this the 1st day of April, 1998.



Notary Public

My Commission Expires:

EXHIBIT "A"
To
WARRANTY DEED

FROM: Mary G. Ameche

TO: Lynn Smirnow Fritz,Trustee

A F F I D A V I T

The undersigned Affiant, being first duly sworn, deposes and says as follows:

1. That the document to which this affidavit is exhibited was executed by the undersigned as attorney-in-fact for the principal(s) thereon shown.

2. That the execution is proper and within the scope of the power-of-attorney referenced in the instrument.

3. That at the time of execution of said document the Affiant had no knowledge or notice of the termination of the power-of-attorney, either by revocation or by a principal's death, disability, or incapacity.

Further the Affiant Saith not.

Mrs. Preston Cathey now known as
Pam Hutcherson, Affiant

Sworn to and subscribed before me this

1st day of April, 1998.

Notary Public

My Commission Expires:_____