[ADDRESS NEW OWNER:]	[SEND TAX BILLS TO:]	[MAP-PARCEL NO.]
Jonathan L. Smith	New Owner	Map 083-05
312 Summit Ridge Cr.		Parcel 0170.00
Nashville, TN 37215		11480 26b

This instrument prepared by : Robert J. Notestine, III, Attorney, 104 Woodmont Boulevard, Suite 115, Nashville, Tennessee 37205.

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, **Anthony S. Girard Revocable Trust U/A/D February 1, 2002, Anthony S. Girard, Trustee** (The "Grantor") has bargained and sold, and by these presents does transfer and convey unto **Jonathan L. Smith** (The "Grantee"), his heirs and assigns certain tract or parcel of land in Davidson County, State of Tennessee, being more particularly described as follows, to wit:

A certain condominium apartment being Unit No. 312 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 for Four Seasons Condominium of record in Book 6841, page 349, as amended in Book 6847, page 122, said Register's Office.

Being the same property conveyed to Anthony S. Girard Revocable Trust U/A/D February 1, 2002 by Quitclaim Deed of record as Instrument No. 20020228-0025582, said Register's Office, Davidson County, Tennessee.

This description is the same as was used in the last deed of record.

This conveyance is subject to the following:

1. Taxes for the year 2003 and subsequent years.
2. Master Deed of record in Book 6847, page 349 and amended in Book 6847, page 122 said Register's Office.
3. Plan of record in Book 5050, page 30.
4. Conveyance to Metro Government for Sanitary Sewer lines of record in Book 5271, page 430.
5. Easement of record in Book 5158, pages 230 & 851.
6. Ingress & Egress Easement of record in Book 6869, page 157 and in Book 6870, page 966.
7. Subject to liens of any unpaid assessments and/or special assessments.
8. Rights of others in and to the common elements.

This is improved property commonly known as 312 Summit Ridge Circle, Nashville, TN 37215

Davidson County DEEDWARR
Recvd: 07/31/03 11:14 3pgs
Fees:18.00 Taxes:349.65

20030731-0108630

Florida

[STATE OF TENNESSEE]
[COUNTY OF ~~DAVIDSON~~]
Palm Beach

The actual consideration or value, whichever is greater for this transfer is $94,500.00.

Affiant

Subscribed and sworn to before me this
23 **day of July, 2003.**

Elaine Ruffa

Notary Public

Elaine Ruffa
MY COMMISSION # CC836364 EXPIRES
August 14, 2003
BONDED THRU TROY FAIN INSURANCE, INC.

My Commission Expires: 8-14-2003

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantee, his heirs and assigns, forever.

And Grantor does covenant with the said Grantee that the Grantor is lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered except as set forth herein above.

And Grantor does further covenant and bind himself, his heirs and assigns, to warrant and forever defend the title to the Property to the said Grantee, his heirs and assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has caused this Deed to be executed this day of July, 2003.

Anthony S. Girard Revocable Trust
U/A/D February 1, 2002

By: Anthony S. Girard, Trustee

STATE OF FLORIDA)
COUNTY OF Palm Beach)

Before me, the undersigned a Notary Public, in and for the State and County aforesaid, personally appeared Anthony S. Girard 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 Trustee of The Anthony S. Girard Revocable Trust U/A/D February 1, 2002, and that as Trustee of such trust he executed the foregoing instrument for the purposes therein contained by signing the name of the Trust by himself as Trustee.

WITNESS my hand and official seal at Boca, Florida, this 23 day of July, 2003.

Elaine Ruffa
MY COMMISSION # CC836364 EXPIRES
August 14, 2003
BONDED THRU TROY FAIN INSURANCE, INC

Elaine Ruffa
Notary Public

My Commission Expires: 8-14-2003