PREPARED BY (AND RETURN TO):

WILKINS & IVEY
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W & I Ref:(DM) Title No: 44938
Dav. Co. File: Box 8

Davidson County DEEDWARR
Recvd: 09/02/03 16:39 2pgs
Fees:13.00 Taxes:728.90
20030902-0126940

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Rosemary S. Vaughn 4215 Harding Pike #407 Nashville, Tennessee 37205	SAME

TAX MAP-PARCEL NUMBERS: 103-16-B-042

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$197,000.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Lynn Smirnow Fritz, Trustee of the Lynn Smirnow Fritz Revocable Living Trust**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Rosemary S. Vaughn** 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 to the Master Deed of record in Book 5200, page 71 Register's Office for said County, 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 of same property conveyed to Lynn Smirnow Fritz, Trustee of Lynn Smirnow Fritz Revocable Living Trust U/D/T dated 11/28/94, by deed from Mary G. Ameche, unmarried of record in book 10868, page 352 Register's Office for Davidson County, Tennessee.

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

This conveyance is subject to: Taxes for 2003, and subsequent years; The Plan, with Owner's Certificate, of record in Plat Book 5200, Page 71, said Register's Office, which Plan shows minimum building set back lines and easements and to which Plan reference is hereby made for a more complete description.: The provisions of the condominium Master Deed of record in Book 5313, page 338, Book 8666, page 789, said Register's Office, which submits said property to a Horizontal Property Regime pursuant to the provisions of the Tennessee Horizontal Property Act and sets forth restrictions, assessments, liens and other matters.

This is improved property, known as: 4215 Harding Pike, Nashville,, Tennessee 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.

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.

Lynn Smirnow Fritz

Lynn Smirnow Fritz, Trustee

State of TENNESSEE

County of DAVIDSON

On this 8/29/03, before me the undersigned authority, personally appeared Lynn Smirnow Fritz, Trustee, 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.

PERCY WILKINS, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires: _____

Notary

My Commission Expires MAY 30, 2004

State of TENNESSEE

County of DAVIDSON

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is $197,000.00

Jennifer McDowell

Affiant

Sworn and subscribed before me this the 29 day of 8, 2003,

My Commission Expires: 3/23/04

Notary Public

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.