THIS INSTRUMENT PREPARED BY:

MITCHELL A. WATTS, ATTORNEY
2400 Crestmoor Road Suite 102
Nashville, Tennessee 37215

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $***117,500.00.

Jeff Hart
Affiant

Subscribed and sworn to before me this 27th day of October, 2003.

Notary Public

My Commission Expires: 10-12-05

Davidson County DEEDWARR
Recvd: 10/30/03 10:01 2pgs
Fees:13.00 Taxes:434.75
20031030-0159707

MITCHELL A. WATTS
Sumner County, Tennessee

ADDRESS OF NEW OWNER

ROBERT W. SMITH
2118 Fairfax Avenue #6
Nashville, Tennessee 37212

SEND TAX BILLS TO

SAME

MAP & PARCEL NOS.

MAP 104-11-K
PARCEL 8 CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of ONE HUNDRED SEVENTEEN THOUSAND FIVE HUNDRED AND 00/100 DOLLARS ($***117,500.00) and other good and valuable consideration, the receipt and legal sufficiency of all of which is hereby acknowledged, I, EDWIN SANDERS, Trustee of the James Clayton Wilson Revocable Trust, as Amended, dated January 15, 1999, exercising the full power and authority vested in me, (hereinafter called the "GRANTOR"), do hereby sell, transfer and convey unto ROBERT W. SMITH and wife, THERESA SCHULTHEIS, (hereinafter called the "GRANTEES"), their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

BEING Unit No. 6 as shown on the Master Deed for Fairfax Square of record in Book 6506, page 1, as amended in Book 6748, page 758, and Book 6962, page 133, Register's Office for Davidson County, Tennessee, which Master Deed is incorporated herein and made a part hereof by reference.

BEING the same property conveyed to James C. Wilson, unmarried, by deed from Meta Sue Reynolds, unmarried, of record in Book 8516, page 780, Register's Office for Davidson County, Tennessee; the said James C. Wilson aka James Clayton Wilson having since died on June 30, 2002, and by his Last Will and Testament of record as Will Book/Image No. 5513/1287277 in the Probate Court Clerk's Office for Davidson County, Tennessee, devised subject property to the James Clayton Wilson Revocable Trust, as Amended, dated January 15, 1999.

This is improved property known as 2118 Fairfax Avenue #6, Nashville, Tennessee 37212

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

GRANTOR COVENANTS with the said GRANTEES that he in his capacity as Trustee, but not individually or otherwise, has full power and lawful authority to sell and convey said property and the same is unencumbered, except as follows:

1. Matters, if any, shown on the plan of Fairfax Square of record in Book 6506, page 1, as amended in Book 6748, page 758, and Book 6962, page 133, Register's Office for Davidson County, Tennessee.

GRANTOR FURTHER COVENANTS that he will forever warrant and defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons claiming the same from, through or under him, but not further or otherwise.

IN WITNESS WHEREOF I have hereunto set my hand on this the 17th day of October, 2003.

JAMES CLAYTON WILSON REVOCABLE TRUST,
AS AMENDED, dated January 15, 1999

BY: _____
Edwin Sanders, Trustee

STATE OF HAWAII))
CITY & **COUNTY OF** HONOLULU) ss.

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Edwin Sanders, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he as Trustee executed the within instrument for the purposes therein contained by signing in his capacity as Trustee.

Witness my hand and official seal this 17th day of October, 2003.

_____
Notary Public, State of Hawaii
Julie L. Young

My Commission Expires: 9/14/06