PREPARED BY (AND RETURN TO):

WILKINS & IVEY
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W & I Ref:(KM) Title No: 45235
Dav. Co. File: Box 8

Davidson County DEEDWARR
Recvd: 12/31/03 11:51 2pgs
Fees:13.00 Taxes:656.75
20031231-0184825

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Collin T. Ballance Vickie V. Ballance 8539 Sawyer Brown Road Nashville, Tennessee 37221	Wells Fargo Home Mortgage, Inc. P.O. Box 5137 Des Moines, Iowa 50306-5137

TAX MAP-PARCEL NUMBERS: 142-09-D-219

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$177,500.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Mildred C. Smith, Trustee of the Mildred C. Smith Revocable Living Trust dated August 6, 1999,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Collin T. Ballance and spouse, Vickie V. Ballance** 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 No.8539 together with the carport designated as 8539-C of River Plantation, Section Ten, Phase II-C, horizontal property regime pursuant to the Tennessee Horizontal Property Act, as shown on the Plan of record in Book 9700 page 186 and 187 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 the same property conveyed to Mildred C. Smith, widow, by deed from Haury and Smith Contractors, Inc. of record in Book 10477, page 455, Register's Office for Davidson County, Tennessee. By Quitclaim Deed of record in Book 11656, page 298, said Register's Office the said Mildred C. Smith, a widow and now unmarried, conveyed subject property to Mildred C. Smith Trustee of the Mildred C. Smith Revocable Living Trust dated August 6, 1999.

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

This conveyance is subject to: Taxes for 2004, and subsequent years; The Plan, with Owner's Certificate, of record in Plat Book 9700, Page 186 and 187, 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 7389, page 924, Book 9394, page 598, Book 10024 page 409, 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: 8539 Sawyer Brown Road, Nashville, Tennessee 37221

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 29th day of December, 2003.

Mildred C. Smith Trustee

Mildred C. Smith, Trustee of the Mildred C. Smith
Revocable Living Trust dated August 6, 1999

State of TENNESSEE
County of DAVIDSON

On this 29th day of December, 2003 , before me the undersigned authority, personally appeared Mildred C. Smith, Trustee of the Mildred C. Smith Revocable Living Trust dated August 6, 1999 , 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: 11/13/07

Kathryn B. McClellan
Notary

KATHRYN B. McCLELLAN NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN

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 $177,500.00

Affiant

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

Notary Public

My Commission Expires:

PERCY WILKINS, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
My Commission Expires MAY 30, 2004