This Instrument Was Prepared By:
Stockton Title and Escrow, LLC
5110 Maryland Way, Ste. 320
Brentwood, TN 37027

Davidson County DEEDWARR
Recvd: 12/20/06 10:56 3 pgs
Fees:18.00 Taxes:1332.00
20061220-0156677

WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of One Dollar ($1.00) cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **James Oscar Adkins and Eunice P. Adkins, Trustees of the Adkins Family Loving Trust a/k/a Living Trust** (hereinafter collectively referred to as "Grantor") have this day bargained and sold and do hereby transfer and convey to **Peter M. Fyfe and wife, Lois Fyfe** (hereinafter referred to as "Grantee") its successors and assigns, forever, that certain parcel of real estate located in **Davidson** County, State of Tennessee, and being described as follows, to-wit:

SEE ATTACHED LEGAL EXHIBIT "A"

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title there unto belonging, unto the said Grantee (s), their heirs and assigns, forever.

The undersigned covenant with the said Grantee that they are lawfully seized and possessed of said parcel of real estate, and that they have a good right to convey the same and that it is unencumbered, except for the lien of current year's property taxes, which taxes have been prorated between the parties herein.

The undersigned further covenant and bind themselves, their heirs and assigns, forever to warrant and defend the title to said real estate to the Grantee(s), their heirs and assigns against the lawful claims of all persons, whosoever.

Witness our hands this 19 day of December, 2006.

James Oscar Adkins, individually and as Trustee for the Adkins Family Loving Trust a/k/a Living Trust

Eunice P. Adkins, individually and as Trustee for the Adkins Family Loving Trust a/k/a Living Trust

STATE OF Tennessee
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for the County and State aforesaid, **James Oscar Adkins and wife, Eunice P Adkins, individually and as Trustees for the Adkins Family Loving Trust a/k/a Living Trust**, to me known to be the person(s) described in and who executed the foregoing instrument, and who acknowledged they executed the same as their free act and deed for the purposes therein contained.

Witness my hand and official seal this 19 day of December, 2006

Notary Public

GRANT B. STOCKTON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires SEPT. 20, 2008

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value, whichever is greater, for this transfer is **$360,000.00** which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me this 19 day of December, 2006.

Notary Public

My Commission Expires:_____

Map and Parcel: 103-16-0-B-041.00

ADDRESS OF NEW OWNER
AND PERSON RESPONSIBLE FOR TAXES:

Peter and Lois Fyfe
4215 Harding Road, #406
Nashville, TN 37205

GRANT B. STOCKTON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires SEPT. 20, 2008

Exhibit A

Being Unit No. 406 as shown on the Plat of Windsor Tower, a Condominium, of record in Book 5200, page 71, Register's Office for Davidson County, Tennessee, together with an undivided .925% inerest in common elements of 4215 Harding Road Homeowners Assocation, as described in Book 5313, page 338 et seq., said Register's Office.

Being the same property conveyed to James Oscar Adkins and Mattie F. Adkins, Trustees for the Adkins Family Loving Trust a/k/a Living Trust by Correction Deed from James Oscar Adkins and wife, Mattie F. Adkins dated 3-6-96 and recorded 3-29-96 in Book 9994, page 856, Register's Office for Davidson County, Tennessee. Mattie F. Adkins is deceased. Eunice P. Adkins is the Successor Trustee.