(3)

WARRANTY DEED 136-03-A-19 CO

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THIS INDENTURE, made and entered into as of this 26th day of October, 19 78, by and between

DAVID LOUIS ROWLAND party of the first part, and

VICKI LYNN ROWLAND party of the second part,

WITNESSETH: That for and in consideration of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said party of the first part has bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described real estate, situated and being in Nashville County of Davidson, State of Tennessee:

BEING a certain condominium apartment in said County, being Townhouse 19, Building 4, in a Horizontal Property Regime located on the plat of Priest Lake Condominium Townhouses, Phase 1, as of record in Book 4460, Page 88, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the aforesaid real estate together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, his heirs, successors and assigns in fee simple forever.

This conveyance is made subject to the provisions and requirements of the Tennessee Horizontal Property Act as set out in Sec. 64-2701 et seq. of the Tennessee Code Annotated; to the by-laws for administration thereof; to easements, rights and interests in favor of other unit owners and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through, upon or on the land embracing the regime and buildings thereon, and including without limitation all conditions, covenants, restrictions, options, burdens, assessments and other undertakings contained in the Master Deed establishing a Horizontal Property Regime with respect to Priest Lake Condominium Townhouses, of record in Book 4651, Page 412, R.O.D.C., Tennessee.

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The said party of the first part does hereby covenant with the said party of the second part that he is lawfully seized in fee of the aforedescribed real estate; that he has good right to sell and convey the same; that the same is unencumbered and in accordance with and incident to the Decree of Divorce entered in Cause No. 78-9210-DR/Y330, styled In the Matter Of the Marriage Of David Louis Rowland and Vicki Lynn Rowland, in the Domestic Relations Court No. Y330 in and for Dallas County, Texas. DLR

and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons,

The word "party" as used herein shall mean "parties" if more than one person or entity be referred to, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the party of the first part the day and year first above written.

David Louis Rowland
DAVID LOUIS ROWLAND

STATE OF TEXAS COUNTY OF DALLAS

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared DAVID LOUIS ROWLAND

to me known to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same for the purposes therein contained.

WITNESS my hand and Notarial Seal at office this 2nd day of April 19 79

My commission expires 10-31-80

Patty Hamilton
DALLAS COUNTY, TEXAS Notary Public

COUNTY OF DALLAS, TEXAS

(FOR RECORDING DATA ONLY)

Property address 4000 Anderson Road, #19, Nashville, Tenn. 37217

Mail tax bills to (Person or Agency responsible for payment of taxes)
Vicki Lynn Rowland
4000 Anderson Road, #19
Nashville, Tennessee 37217

This instrument prepared by:
JOHN A. MARCH
1414 Two Turtle Creek Village
Dallas, Texas 75219

State tax _____ $ _____
Register's fee _____ _____
Recording fee _____ _____
Total _____ _____
TG # _____ _____

Return To:
John A. March
1414 Two Turtle Creek Village
Dallas, Texas 75219

I, or we, hereby swear or affirm that, to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is $_____ which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

_____
Affiant

Subscribed and sworn to before me this _____ day of _____, 19 ___

_____
Notary Public

STEWART TITLE
COMPANY OF MEMPHIS
Sanctity of Contract
6263 Poplar Avenue • Suite 888
Memphis, Tennessee 38138
(901) 683-8383

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