B0P3 550134

CUMBERLAND TRACE, a Planned Unit Development
WARRANTY DEED

FROM: CUMBERLAND TRACE PARTNERSHIP BOOK 6304 PG 200

TO: STEVEN CARTER DUNLAP AND WIFE,
RENEE DEAN DUNLAP

THIS INSTRUMENT PREPARED BY:
A. Harrison Johnson, Jr.
The Law Firm of A. Harrison Johnson, Jr.
11th Floor, First American Center
Nashville, Tennessee 37238

FIDELITY FEDERAL SAVINGS AND LOAN ASSOCIATION OF NASHVILLE

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Steven Carter and Renee Dean Dunlap	Fidelity Federal	7.5 16 A
(NAME)	(NAME)	
144 Cumberland Trace	401 Union Street	144 Cb
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tennessee 37214	Nashville, TN 37219	
(CITY) (STATE) (P.O. ZIP)	(CITY) (STATE) (ZIP	

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $71,500

Subscribed and sworn to before me, this the 24th day of May 1984.

Steven Carter Dunlap
Affiant

My commission expires: [illegible]
(Affix seal) Notary Public

(FOR REGISTER'S USE)

FOR AND IN CONSIDERATION of the sum of TEN AND 00/100 ($10.00) DOLLARS and other good and valuable considerations, cash in hand paid by STEVEN CARTER DUNLAP AND WIFE, RENEE DEAN DUNLAP, [the "Grantees" herein], the receipt whereof is hereby acknowledged, the undersigned Grantor, CUMBERLAND TRACE PARTNERSHIP, a Tennessee general partnership, (acting by and through its duly authorized partner, [the "Grantor" herein], has bargained and sold, and by these presents does transfer and convey unto the said Grantees, STEVEN CARTER DUNLAP AND WIFE, RENEE DEAN DUNLAP, their heirs and assigns, a certain interest in land in Davidson County, State of Tennessee, described as follows, to-wit:

Being Unit No. 144 as shown on the Plat of Cumberland Trace of record in Book 5200, Page 700, Register's Office for Davidson County, Tennessee, together with an undivided membership in The Cumberland Trace Homeowners' Association, all as described in Book 6218, Page 528, said Register's Office.

Being part of the same property conveyed to Grantor of record in Deed Book 6081, Page 851, and in Deed Book 6081, Page 854, said Register's Office.

As part of the consideration for this transfer, Grantees agree to be bound by the terms, covenants, and restrictions set forth in the Declaration of Covenants, Conditions and Restrictions for The Cumberland Trace Homeowners' Association, of record in Book 6218, Page 528, and its attendant By-Laws, in said Register's Office.

Grantor does hereby transfer and sell unto Grantees all fixtures and appliances which might be owned by Grantor and located in the said Unit, including range and refrigerator.

05/31 102.40- CHECK

1040

Further, this conveyance is given subject to:

1. 1984 taxes, which have been prorated and adjusted as of the date hereof.

2. The terms and conditions of the above Declaration and By-Laws, the above Plat, and any amendments thereto; easements and restrictions of record; and all matters of survey.

This is improved property, known as Unit No. 144, Cumberland Trace, Nashville, Tennessee.

TO HAVE AND TO HOLD the said Unit and undivided interest with the appurtenances, estate, title and interest thereto belonging to the said STEVEN CARTER DUNLAP AND WIFE, RENEE DEAN DUNLAP, their heirs and assigns, forever.

And Grantor does covenant with the said Grantees that it is lawfully seized and possessed of said Unit and undivided interest in fee simple; has a good right to convey it, and the same is unencumbered, except as herein set forth.

And Grantor does further covenant and bind itself, its successors and assigns, to warrant and forever defend the title to the said Unit and undivided interest to the said Grantees, their heirs and assigns against the lawful claims of all persons whomsoever.

WITNESS the Grantor's signature this 24th day of May, 1984.

CUMBERLAND TRACE PARTNERSHIP

By: _____
General Partner

FELIX Z. WILSON III REGISTER DAVIDSON COUNTY, TN
MAY 31 3 41 PM 1984
IDENTIF. REFERENCE
12 5 7.90

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned Notary Public for said County and State, personally appeared LeRoy Norton, with whom I am personally acquainted, and who, upon oath, acknowledged himself to be the authorized partner and the attorney-in-fact for CUMBERLAND TRACE PARTNERSHIP, the within bargainor, a Tennessee general partnership, and who acknowledged himself to be authorized to execute the foregoing instrument as partner and attorney-in-fact of the said CUMBERLAND TRACE PARTNERSHIP, and acknowledged that he, as such partner and attorney-in-fact executed the foregoing instrument on behalf of CUMBERLAND TRACE PARTNERSHIP, as the free act and deed of CUMBERLAND TRACE PARTNERSHIP for the purpose therein contained by signing the name of the general partnership on behalf of CUMBERLAND TRACE PARTNERSHIP, by himself as partner and attorney-in-fact for CUMBERLAND TRACE PARTNERSHIP.

Witness my hand and and official seal at office in Nashville, Tennessee, the day and year first above written.

_____
NOTARY PUBLIC

NOTARY PUBLIC DAVIDSON COUNTY, TENN.

MY COMMISSION EXPIRES: My Commission Expires APRIL 19, 1987.

OFFICIAL RECEIPT

FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

BOOK 6304 PAGE 202

RECEIVED OF _____

FOR _____

CO -CONVEYANCE
MO -MORTGAGE
WD -WARRANTY DEED
TD -TRUST DEED

CC -CERTIFIED COPY
REL -RELEASE
UCC -UNIFORM COMMERCIAL CODE

MISC -MISCELLANEOUS
CO TX -STATE TAX CONVEY
MO TX -STATE TAX MORT
PRFEE -PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			71500.00- CAPT.	
			185.90 CSTAX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK	192.40-
			1040AC5/31/84 BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

12579O

IDENTIF. REFERENCE

MAY 31 3 41 PM '84

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 0040443