File 38

CUMBERLAND TRACE, a Planned Unit Development
WARRANTY DEED

FROM: CUMBERLAND TRACE PARTNERSHIP

TO: DAVID ROWLAND

BOOK 6255 PAGE 930

BOOK 6400 PAGE 460

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

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
David Rowland	David Rowland	72 4-A
(NAME)	(NAME)	
150 Cumberland Trace	4515 Harding Rd Suite 302	150 Cumberland Trace
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tennessee	Nashville TN 37205	
(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 $66,500.

Subscribed and sworn to before me, this the 31st day of December, 1984.

David Rowland by Virginia Stapp
Affiant

My commission expires: 12-22-85
(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 DAVID ROWLAND, [the "Grantee" 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 Grantee, DAVID ROWLAND, his heirs and assigns, a certain interest in land in Davidson County, State of Tennessee, described as follows, to-wit:

> Being Unit No. 150 as shown on the Plat of Cumberland Trace of record in Book 5200, Page 724, 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, Grantee agrees 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 Grantee all fixtures and appliances which might be owned by Grantor and located in the said Unit, including range and refrigerator.

THIS INSTRUMENT IS BEING RERECORDED TO CORRECT THE PLAT BOOK AND PAGE NUMBER IN THE LEGAL DESCRIPTION.

6255 991

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. 150, 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 DAVID ROWLAND, his heirs and assigns, forever.

And Grantor does covenant with the said Grantee 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 Grantee, his heirs and assigns against the lawful claims of all persons whomsoever.

WITNESS the Grantor's signature this 21st day of March, 1984.

Re-Recorded
1552.2

IDENTIF. REFERENCE
Oct 10 10 23 AM '84
DAVIDSON COUNTY, TN

CUMBERLAND TRACE PARTNERSHIP

By: Stephen D. Hewlett
General Partner

IDENTIF. REFERENCE
Mar 29 12 32 PM '84
DAVIDSON COUNTY, TN

I 10952

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned Notary Public for said County and State, personally appeared Stephen D. Hewlett, 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

MY COMMISSION EXPIRES: 10-20-85.

Return to:
First Title & Escrow Co., Inc.
File Box 38