Davidson County DEEDWARR
Recvd: 06/08/05 15:56 15 Pg
Fees:78.00 Taxes:541.98
20050608-0065721

THIS INSTRUMENT PREPARED BY:
BONE McALLESTER NORTON PLLC
511 Union Street, Suite 1600
Nashville, Tennessee 37219

Address New Owner:	Map-Parcel Numbers:	Send Tax Bills To:
James R. Cheshire Loretta F. Cheshire 6385 Polo Club Drive Cumming, GA 30040	117-07-0-D-033.00	same

GENERAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN and 00/100 DOLLARS ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, Cumberland Trust & Investment Co. and Paul Cheshire, Trustee's under the will of Virginia P. Floersh for the benefit of Paul Cheshire; Cumberland Trust & Investment Co. and James Cheshire, Trustees under the will of Virginia P. Floersh for the benefit of James Cheshire; and Cumberland Trust & Investment Co. and Elizabeth Riendeau, Trustee's under the will of Virginia P. Floersh for the benefit of Elizabeth Riendeau (individually and collectively the "Grantors"), have bargained and sold, and by these presents do transfer and convey to James R. Cheshire and wife, Loretta F. Cheshire (the "Grantees"), their heirs and assigns, certain tracts or parcels of land in Davidson County, State of Tennessee, being more particularly described in Exhibit A, which is attached hereto and incorporated herein by reference, together with all right, title and interest of Grantor, if any, in and to any land lying in the bed of any street, road, highway or avenue, open or proposed, in front of or adjoining all or any part of said land, any alley bisecting said land, and any and all strips, gores, or rights-of-way, riparian rights and easements affecting or appurtenant to said land (the "Property").

This conveyance of the Property, and all covenants and warranties contained herein, is made expressly subject to the matters set forth on Exhibit B, which is attached hereto and incorporated herein by reference; provided, however, that Grantor makes no covenants or warranties whatsoever with respect to title to any alley bisecting the Property and any land lying in the bed of any streets, roads, highways, or avenues adjoining or abutting the Property or the amount of acreage or square footage contained in the Property.

This is improved property, known as 125 Matthew Lane, Unit 33, Nashville, Davidson County, Tennessee.

TO HAVE AND TO HOLD the Property, with all appurtenances, estate, title, and interest thereto belonging to the Grantee, its successors and assigns, forever. Grantor covenants that, subject to the matters set forth above, Grantor is lawfully seized and possessed of said Property in fee simple, has good right to convey it, and that same is unencumbered.

Grantor further covenants and binds himself and his heirs and representatives to warrant and forever defend the title to said Property to Grantee, its successors and assigns, against the lawful claims of all persons whomsoever except claims arising out of the matters set forth above.

IN WITNESS WHEREOF, the Grantor has caused this Deed to be executed as of the 25 day of May, 2005.

GRANTOR:

Cumberland Trust & Investment Co., Co-Trustee
under the will of Virginia P. Floersh
for the benefit of Paul Cheshire

By: _____
Michelle R. Diamond
Vice President & Trust Officer

_____
Paul Cheshire, Co-Trustee
under the will of Virginia P. Floersh
for the benefit of Paul Cheshire

Cumberland Trust & Investment Co., Co-Trustee
under the will of Virginia P. Floersh
for the benefit of James Cheshire

By: _____
Michelle R. Diamond
Vice President & Trust Officer

_____
James Cheshire, Co-Trustee
under the will of Virginia P. Floersh
for the benefit of James Cheshire

/00101046.11

Grantor further covenants and binds himself and his heirs and representatives to warrant and forever defend the title to said Property to Grantee, its successors and assigns, against the lawful claims of all persons whomsoever except claims arising out of the matters set forth above.

IN WITNESS WHEREOF, the Grantor has caused this Deed to be executed as of the ____ day of May, 2005.

GRANTOR:

Cumberland Trust & Investment Co., Co-Trustee
under the will of Virginia P. Floersh
for the benefit of Paul Cheshire

By:_____
Michelle R. Diamond
Vice President & Trust Officer

_____
Paul Cheshire, Co-Trustee
under the will of Virginia P. Floersh
for the benefit of Paul Cheshire

Cumberland Trust & Investment Co., Co-Trustee
under the will of Virginia P. Floersh
for the benefit of James Cheshire

By:_____
Michelle R. Diamond
Vice President & Trust Officer

_____
James Cheshire, Co-Trustee
under the will of Virginia P. Floersh
for the benefit of James Cheshire

Grantor further covenants and binds himself and his heirs and representatives to warrant and forever defend the title to said Property to Grantee, its successors and assigns, against the lawful claims of all persons whomsoever except claims arising out of the matters set forth above.

IN WITNESS WHEREOF, the Grantor has caused this Deed to be executed as of the 7 day of ~~May~~ June, 2005.

GRANTOR:

Cumberland Trust & Investment Co., Co-Trustee
under the will of Virginia P. Floersh
for the benefit of Paul Cheshire

By: John W Barringer
~~Michelle R. Diamond~~ John W. BARRINGER
~~Vice President & Trust Officer~~
VICE CHAIRMAN

Paul Cheshire, Co-Trustee
under the will of Virginia P. Floersh
for the benefit of Paul Cheshire

Cumberland Trust & Investment Co., Co-Trustee
under the will of Virginia P. Floersh
for the benefit of James Cheshire

By: John Barringer
~~Michelle R. Diamond~~ John W. BARRINGER
~~Vice President & Trust Officer~~
VICE CHAIRMAN

James Cheshire, Co-Trustee
under the will of Virginia P. Floersh
for the benefit of James Cheshire

Cumberland Trust & Investment Co., Co-Trustee
under the will of Virginia P. Floersh
for the benefit of Elizabeth Riendeau

By: _____
~~Michelle R. Diamond~~ John W. BARRIDGER
Vice ~~President & Trust Officer~~
VICE CHAIRMAN

_____
Elizabeth Riendeau, Co-Trustee
under the will of Virginia P. Floersh
for the benefit of Elizabeth Riendeau

STATE OF TEXAS)
)
COUNTY OF _____)

I hereby swear or affirm that the actual consideration or value, whichever is greater, for this transaction is $146,480.00.

_____

Subscribed and sworn to before me, this the _____ day of May, 2005.

_____
Notary Public

My Commission Expires: _____

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR TRUE VALUE,
WHICHEVER IS GREATER FOR THIS TRANSFER IS
$ 146,480.00
AFFIANT
SUBSCRIBED AND SWORN TO BEFORE ME, THIS
THE 08 DAY OF Jun 20 05
Deputy Register

Cumberland Trust & Investment Co., Co-Trustee
under the will of Virginia P. Floersh
for the benefit of Elizabeth Riendeau

By:_____
Michelle R. Diamond
Vice President & Trust Officer

Elizabeth Riendeau
Elizabeth Riendeau, Co-Trustee
under the will of Virginia P. Floersh
for the benefit of Elizabeth Riendeau

STATE OF TEXAS)
)
COUNTY OF _____)

I hereby swear or affirm that the actual consideration or value, whichever is greater, for this transaction is $146,480.00.

_____

Subscribed and sworn to before me, this the _____ day of May, 2005.

_____
Notary Public

My Commission Expires: _____

Cumberland Trust & Investment Co., Co-Trustee
under the will of Virginia P. Floersh
for the benefit of Elizabeth Riendeau

By:_____
Michelle R. Diamond
Vice President & Trust Officer

_____
Elizabeth Riendeau, Co-Trustee
under the will of Virginia P. Floersh
for the benefit of Elizabeth Riendeau

STATE OF ~~TEXAS~~ TENNESSEE)
)
COUNTY OF Davidson)

I hereby swear or affirm that the actual consideration or value, whichever is greater, for this transaction is $146,480.00.

_____

Subscribed and sworn to before me, this the 25th day of May, 2005.

_____
Notary Public

My Commission Expires: 9-30-06

KIMBERLEY R. MANKIN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Before me, the undersigned of the state and county aforementioned, personally appeared Michelle R. Diamond, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be a Vice President and Trust Officer of Cumberland Trust and Investment Company, the Co-Trustee of a trust established under the will of Virginia P. Floersh for the benefit of Paul Cheshire, the within named bargainor, and that she as officer of the Co-Trustee, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation as co-trustee by herself as such officer.

NOTARY PUBLIC

My Commission Expires:

STATE OF Texas)
)
COUNTY OF Collin)

Before me, the undersigned of the state and county aforementioned, personally appeared Paul Cheshire, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be a Co-Trustee of a trust established under the will of Virginia P. Floersh for the benefit of Paul Cheshire, the within named bargainor, and that he as Co-Trustee, executed the foregoing instrument for the purpose therein contained, by signing his name as co-trustee.

NOTARY PUBLIC

My Commission Expires:
07 Oct 2007

ANITA MARIE LARIOS
Notary Public, State of Texas
My Commission Expires
October 07, 2007

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

John W Barringer
Before me, the undersigned of the state and county aforementioned, personally appeared ~~Michelle R. Diamond~~, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be a ~~Vice President and Trust Officer~~ Vice Chairman of Cumberland Trust and Investment Company, the Co-Trustee of a trust established under the will of Virginia P. Floersh for the benefit of Paul Cheshire, the within named bargainor, and that she as officer of the Co-Trustee, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation as co-trustee by herself as such officer.

Rene' Caudill
NOTARY PUBLIC

RENE' CAUDILL NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TN

My Commission Expires:

11-24-07

STATE OF ~~TN~~)
)
COUNTY OF ~~Davidson~~)

Before me, the undersigned of the state and county aforementioned, personally appeared Paul Cheshire, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be a Co-Trustee of a trust established under the will of Virginia P. Floersh for the benefit of Paul Cheshire, the within named bargainor, and that he as Co-Trustee, executed the foregoing instrument for the purpose therein contained, by signing his name as co-trustee.

NOTARY PUBLIC

My Commission Expires:

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

John W. Barridge

Before me, the undersigned of the state and county aforementioned, personally appeared ~~Michelle R. Diamond,~~ with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be a ~~Vice President and Trust Officer of~~ Vice Chairman of Cumberland Trust and Investment Company, the Co-Trustee of a trust established under the will of Virginia P. Floersh for the benefit of James Cheshire, the within named bargainor, and that she as officer of the Co-Trustee, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation as co-trustee by herself as such officer.

Rene' Caudill
NOTARY PUBLIC

RENE' CAUDILL
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TN

My Commission Expires:

11-24-07

STATE OF _____)
)
COUNTY OF _____)

Before me, the undersigned of the state and county aforementioned, personally appeared James Cheshire, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be a Co-Trustee of a trust established under the will of Virginia P. Floersh for the benefit of James Cheshire, the within named bargainor, and that he as Co-Trustee, executed the foregoing instrument for the purpose therein contained, by signing his name as co-trustee.

_____
NOTARY PUBLIC

My Commission Expires:

_____

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Before me, the undersigned of the state and county aforementioned, personally appeared Michelle R. Diamond, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be a Vice President and Trust Officer of Cumberland Trust and Investment Company, the Co-Trustee of a trust established under the will of Virginia P. Floersh for the benefit of James Cheshire, the within named bargainor, and that she as officer of the Co-Trustee, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation as co-trustee by herself as such officer.

NOTARY PUBLIC

My Commission Expires:

STATE OF OHIO)
COUNTY OF HAMILTON)

Before me, the undersigned of the state and county aforementioned, personally appeared James Cheshire, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be a Co-Trustee of a trust established under the will of Virginia P. Floersh for the benefit of James Cheshire, the within named bargainor, and that he as Co-Trustee, executed the foregoing instrument for the purpose therein contained, by signing his name as co-trustee.

Mildred Stall
NOTARY PUBLIC

My Commission Expires:
March 5, 2007

MILDRED STALL
NOTARY PUBLIC,
STATE OF OHIO
MY COMMISSION EXPIRES
MARCH 5, 2007

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

John W. Barrington

Before me, the undersigned of the state and county aforementioned, personally appeared ~~Michelle R. Diamond~~, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be a ~~Vice President and Trust Officer~~ Vice Chairman of Cumberland Trust and Investment Company, the Co-Trustee of a trust established under the will of Virginia P. Floersh for the benefit of Elizabeth Riendeau, the within named bargainor, and that she as officer of the Co-Trustee, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation as co-trustee by herself as such officer.

Rene' Caudill

NOTARY PUBLIC

RENE' CAUDILL NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TN

My Commission Expires:

11-24-07

STATE OF _____)
)
COUNTY OF _____)

Before me, the undersigned of the state and county aforementioned, personally appeared Elizabeth Riendeau, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be a Co-Trustee of a trust established under the will of Virginia P. Floersh for the benefit of Elizabeth Riendeau, the within named bargainor, and that she as Co-Trustee, executed the foregoing instrument for the purpose therein contained, by signing her name as co-trustee.

_____

NOTARY PUBLIC

My Commission Expires:

_____

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Before me, the undersigned of the state and county aforementioned, personally appeared Michelle R. Diamond, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be a Vice President and Trust Officer of Cumberland Trust and Investment Company, the Co-Trustee of a trust established under the will of Virginia P. Floersh for the benefit of Elizabeth Riendeau, the within named bargainor, and that she as officer of the Co-Trustee, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation as co-trustee by herself as such officer.

NOTARY PUBLIC

My Commission Expires:

STATE OF Ohio)
)
COUNTY OF Franklin)

Before me, the undersigned of the state and county aforementioned, personally appeared Elizabeth Riendeau, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be a Co-Trustee of a trust established under the will of Virginia P. Floersh for the benefit of Elizabeth Riendeau, the within named bargainor, and that she as Co-Trustee, executed the foregoing instrument for the purpose therein contained, by signing her name as co-trustee.

Mary M DeKlaiber
NOTARY PUBLIC

MARY M DeKLAIBER
NOTARY PUBLIC - STATE OF OHIO
MY COMMISSION EXPIRES Feb. 19, 1998

My Commission Expires:
11-19-08

11-19-08

EXHIBIT A

LEGAL DESCRIPTION

Land in Davidson County, Tennessee, being Unit No. 33 on the Plan of Amended Condominium Site Plan of Park Green, as of record in Plat Book 6250, page 253, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Virginia P. Floersh by Warranty Deed from Belle Meade Builders, Inc. of record in Book 6980, page 620, Register's Office for Davidson County, Tennessee; the said Virginia P. Floersh having since died, the property was devised by her Last Will and Testament of record in Will Book 5344, page 1159888, Circuit Court Clerk (Probate Division) for Davidson County, Tennessee, and is vested in Cumberland Trust & Investment Co. and Paul Cheshire, Trustees under the will of Virginia P. Floersh for the benefit of Paul Cheshire; Cumberland Trust & Investment Co. and James Cheshire, Trustees under the will of Virginia P. Floersh for the benefit of James Cheshire; and Cumberland Trust & Investment Co. and Elizabeth Riendeau, Trustee under the will of Virginia P. Floersh for the benefit of Elizabeth Riendeau by virtue of a deed from Paul Cheshire, Personal Representative of the Estate of Virginia P. Floersh of record in Instrument No. 20050608-0065718, said Register's Office.

EXHIBIT B

ENCUMBRANCES

1. Taxes for the year 2005 and subsequent years, which are not yet due and payable.
2. All matters shown on the plat of record in Plat Book 6250, page 253, Register's Office for Davidson County, Tennessee.
3. By-laws for the Park Green Homeowner's Association, Inc. of record in Book 6247, page 898, Register's Office for Davidson County, Tennessee.
4. Covenants, restrictions, options, burdens, assessments and other undertakings contained in Master Deed establishing a Horizontal Property Regime of Park Green Condominiums of record in Book 6247, page 872, Register's Office for Davidson County, Tennessee, as amended in Book 6453, page 717, and Book 8430, page 364, said Register's Office.
5. Storm Water Detention Agreement of record in Book 6269, page 167 in the Register's Office, Davidson County, Tennessee.