Davidson County DEEDWARR
Recvd: 10/03/06 15:59 2 pgs
Fees:13.00 Taxes:438.45

20061003-0122717

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THIS INSTRUMENT PREPARED BY: **George V. Crawford, Jr.** **GULLETT, SANFORD, ROBINSON & MARTIN, PLLC** 315 Deaderick Street, Suite 1100 P. O. Box 198888 Nashville, Tennessee 37219-8888 (615) 244-4994	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is $118,500.00. Linda Ray Affiant Subscribed and sworn to before me, this 3rd day of October, 2006. Notary Public My commission expires: 1-12-09

IVA J. PARKER
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY, TENN.

Address New Owner As Follows: Audrey J. Church 103 Cumberland Trace Nashville, TN 37172	Send Tax Bills To: SAME	Map-Parcel Number: Map 73-16-A Parcel 103

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, **David Rowland**, hereinafter called the Grantor, have bargained and sold, and by these presents does transfer and convey unto **Audrey J. Church**, hereinafter called the Grantee, her heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, State of Tennessee, described as follows, to-wit:

Being Unit No. 103 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 the same property conveyed to David Rowland, by deed from Cumberland Trace Partnership, a Tennessee general partnership, of record in Book 6242, page 143, Register's Office for Davidson County, Tennessee.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

This is not the principal place of residence of the grantee.

This conveyance is made subject to:

1. Matters shown on plat of record in Book 5200, page 700, Register's Office for Davidson County, Tennessee.

2. Declaration of Covenants, Conditions, Liens, Easements and Restrictions, including, but not limited to, easements, assessments, special assessments, charges and liens, contained in an instrument of record in Book 6218, page 528, Register's Office for said County.

3. Subject to any liens for unpaid assessments and/or special assessments.

4. Rights of others in and to the common elements.

This is improved property known as 103 Cumberland Trace, Nashville, TN 37172.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, their heirs and assigns, forever; and we covenant with the said Grantee that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and further covenant and bind ourselves, our heirs and assigns, to warrant and forever defend the title to the said land to the said Grantee, her heirs and assigns, against the lawful claims of all person whomsoever.

WITNESS my hand this 3rd day of October, 2006.

David Rowland

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, David Rowland, the within named bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 3rd day of October, 2006.

Notary Public

My Commission Expires: _____

GEORGE V. CRAWFORD, JR.
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires JULY 21, 2007