WARRANTY DEED

B-MTB-05-4508

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $175,000.00

Affiant

Subscribed and sworn to before me, this 5th DAY OF April, 2005.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

EDWAYNE LANNOM STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY, TN

THIS INSTRUMENT WAS PREPARED BY
RUDY TITLE & ESCROW, LLC
2012 21st Avenue South
NASHVILLE, TENNESSEE 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ronald D. Runyeon	Cumberland Bank	
4508 Park Avenue (ADDRESS)	5120 Maryland Way (ADDRESS)	091-16-0 025.00
Nashville, Tennessee 37209 (CITY) (STATE) (ZIP)	Brentwood, TN 37027 (CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we LOIS BIBLE PROPST, unmarried, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto RONALD D. RUNYEON AND WIFE, LINDA SUE SIMMONS, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEGINNING ON THE NORTHERLY MARGIN OF PARK AVENUE, FORMERLY FIRST AVENUE, 135 FEET EASTERLY FROM THE EASTERLY MARGIN OF 46TH AVENUE NORTH, FORMERLY 5TH STREET, AS SHOWN OF THE PLAN OF CHARLOTTE PARK COMPANY'S FIRST EDITION, AS OF RECORD IN BOOK 57, PAGE 103, REGISTER'S OFFICE FOR SAID COUNTY BEING THE SOUTHEAST CORNER OF THE P MCF ALLEN HOME PLACE THENCE WITH THE NORTHERLY MARGIN OF PARK AVENUE EASTERLY 67 ONE HALF FEET, THENCE AT RIGHT ANGLES NORTHERLY 150 FEET, THENCE AT RIGHT ANGLES WESTERLY 67 ONE HALF FEET TO THE EAST LINE OF SAID ALLEN HOME PLACE THENCE WITH SAID LINE, SOUTHERLY 150 FEET TO THE BEGINNING.

BEING THE SAME PROPERTY CONVEYED TO LOIS BIBLE PROPST BY QUITCLAIM DEED FROM SHEILA DIANE BARNARD RECORDED AUGUST 18, 2004 IN INSTRUMENT NO. 20040818-0099771, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved ( )
This is improved (X) property, known as 4508 Park Avenue, Nashville, Tennessee 37209
(House Number) (Street) (P.O. Address) (City or Town) (Postal ZIP)

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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my/our hand(s) this 5th day of April, 2005.

Lois Bible Propst

Lois Bible Propst

EDWAYNE LANNOM STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY, TN

Davidson County DEEDWARR
Recvd: 04/12/05 14:50 2 pgs
Fees:13.00 Taxes:647.50

20050412-0040511

STATE OF Tennessee
COUNTY OF Davidson

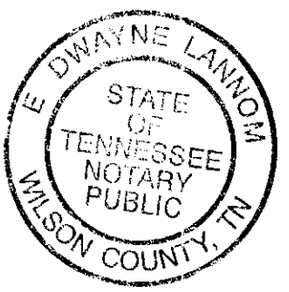
Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Lois Bible Propst, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the pruposes therein contained.

Witness my hand and official seal, this the 5th day of April, 2005.

E. Dwayne Lannom
Notary Public

My Commission Expires:

(SEAL) 8 July 05



RETURN TO:

2012 21st Avenue South
Nashville, TN 37212

615.383.2903