Name & Address of owner for tax notice: Mr. Anthony L. Eden & Mr. Dean M. Eden
116 West Webster Street, Madison, TN 37115

Map & Parcel: 051-040-069.00

Davidson County DEEDWARR
Recvd: 09/19/05 10:37 2 pgs
Fees:13.00 Taxes:288.60
20050919-0112055

AFFIDAVIT

STATE OF TENNESSEE
COUNTY OF SUMNER

I hereby swear of affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $78,000.00, which amount is equal to or greater than the amount which the property transferred would command as a fair voluntary sale.

Affiant

Subscribed and sworn to before me this 9th day of September, 2005.

Notary Public

DEBORAH J. BANE
STATE OF TENNESSEE NOTARY PUBLIC
SMITH COUNTY

My Commission Expires: 7-14-08

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of *SEVENTY-EIGHT THOUSAND and NO/100 DOLLARS ($78,000.00)*, cash in hand paid, the receipt of which is hereby acknowledged, **CUMBERLAND BANK**, *a Tennessee Banking Corporation*, hereinafter known as "*GRANTOR*", has bargained and sold and by these presents does transfer and convey unto **ANTHONY L. EDEN** and **DEAN M. EDEN,** hereinafter known as "*GRANTEES*", a one-half (1/2) undivided interest each as tenants in common, their heirs and assigns, a certain tract or parcel of land, located in Davidson County, Tennessee, being more particularly described as follows:

BEING part of Lots 12 and 13 and part of Douglas Avenue, closed, as shown on the map of L.M. Ezell's 38 Homes Tract I of the 11th Civil District of Davidson County, Tennessee, not of record and described according to a copy of a survey made by W.B. Southgate Surveyor June 10, 1940.

BEGINNING at a point in the center of the intersection of the creek and the southerly margin of Webster Street; thence along Webster Street 110 feet six inches to an iron stake at the corner of the property of the Nashville Pistol and Revolver Club; thence South 150 feet to the creek and thence East 10 feet to the center of the creek and thence northeast throughout the center of the creek to the **BEGINNING** point, being that part of Lots 12 and 13 that lies West of the creek.

This Instrument Prepared By:
Bass & Bass, Attorneys
Carthage, Tennessee

BEING the same property vested in Cumberland Bank by Trustee's Deed from A.J. Sharenberger, III, Successor Trustee, of record in Instrument Number 20050415-0041993, Register's Office for Davidson County, Tennessee.

Possession with deed; 2005 taxes prorated

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title and interest thereto belonging to the said **ANTHONY L EDEN** and **DEAN M. EDEN**, their heirs and assigns, forever.

GRANTOR covenants with the Grantees that the Property is free from all encumbrances made or suffered by Grantor, except to the extent otherwise set forth herein.

GRANTOR covenants and binds itself, to warrant and forever defend the title to the Property to the Grantees, Grantees' heirs and assigns, against the lawful claims of all persons claiming by, through or under Grantor.

WITNESS GRANTOR'S HAND on this 9th day of September, 2005.

CUMBERLAND BANK
A Tennessee Banking Corporation

By: _____
WESLEY RIGSBY
Title: Vice-President

ACKNOWLEDGEMENT

STATE OF TENNESSEE
COUNTY OF SMITH

Before me, the undersigned authority, a Notary Public in and for the County and State aforesaid, personally appeared WESLEY RIGSBY, with whom I am personally acquainted, or proven to me on the basis of satisfactory evidence, and who, upon oath, acknowledged himself to be the Vice-President, of **CUMBERLAND Bank**, *a Tennessee Banking Corporation*, the within named bargainor, and that they as such officer of the Grantor and being vested with such authority, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation as such Vice-President.

WITNESS MY HAND and official seal at Offices, Smith County, Tennessee, this the 9th day of September, 2005.

_____
NOTARY PUBLIC

My Commission expires: 7-14-08

