TRUSTEE'S SPECIAL WARRANTY DEED	STATE OF TENNESSEE COUNTY OF DAVIDSON THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $234,500.00 Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1ST DAY OF OCTOBER, 2007. Notary Public MY COMMISSION EXPIRES: 5/2/2008 (AFFIX SEAL)

Davidson County DEEDWARR
Recvd: 10/11/07 09:39 8 pgs
Fees:43.00 Taxes:867.65
20071011-0120838

SANDY MEYER NOTARY PUBLIC AT DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
MICHAEL J. PHILBIN, P.C., 2021 RICHARD JONES ROAD, SUITE 220, NASHVILLE, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jianqiu Wang	Same	104-15-427
(NAME)	(NAME)	
2012 Beechwood Avenue		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37212	,	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **Cumberland Trust & Investment Company, Sherry Corlew and Joan Cunningham Co-Trustees of the Cunningham Survivors Trust, dated July 6, 2001, Robert Q. Cunningham, David C. Cunningham, Philip Cunningham and John Q. Cunningham** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Jianqiu Wang**, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being Lot No. 4 in the Subdivision of the Estate of Daniel McIntyre, Sr., the map of which is recorded in Plan Book No. 3, Page No. 30, in the Chancery Court of Davidson, Tennessee, and more particularly described as follows:

Beginning at a point on the northerly margin of Beechwood Avenue Approximately 201.8 feet from the easterly margin of Hillsboro Road (now 21st Avenue, South) and running in a northerly direction 166.36 feet along and with the easterly margin of Lot No. 3 of the said subdivision to proposed alley; thence in an easterly direction along the margin of said alley 60.135 feet to the westerly margin of Lot No. 5; thence in a southerly margin 164.22 feet along the westerly margin of Lot No. 5; to the northerly margin of Beechwood Avenue; and thence 60 feet in a westerly direction along the northerly margin of Beechwood Avenue to the point of beginning.

Being the same property conveyed to Robert C. Cunningham and wife, Bessie Q. Cunningham by deed May 27, 1940 of record in Book 1157, Page 158, Register's Office for Davidson County, Tennessee. Robert C. Cunningham predeceased his wife Bessie, who died leaving a Last Will and Testament, which is of record in Will Book 89, Page 137 in the Probate Court Clerk's Office for Davidson County, Tennessee. In Bessie Q. Cunningham's Last Will and Testament, she devised her realty, which included the property hereinabove described equally to her three sons, Robert B. Cunningham, Oliver C. Cunningham and John B. Cunningham.

The one-third (1/3) interest in the property devised to Robert B. Cunningham is still vested in him, and he is named as Grantor in this deed. Oliver C. Cunningham died January 18, 1979 leaving a Last Will and Testament of record in Will Book 26, Page 242 (now archived) in records of the Chancery Court for Sumner County, Tennessee, in which he devised and bequeathed all of his property, both real and personal, to his wife Elizabeth. This would have included his one-third (1/3) interest in the above described property. Elizabeth subsequently died May 15, 2004, leaving a Last Will and Testament that was probated under Docket No. 2004P-219 in the Chancery Court of Sumner County,

Tennessee, and recorded in Will Book 69, Page 511 in records of said Court. In her Last Will, Elizabeth C. Cunningham devised and bequeathed all of her real and personal property equally to her three sons, John Quarles Cunningham, David Clark Cunningham and Philip Tureck Cunningham, all of whom are named as Grantors in this deed.

John B. Cunningham, who owned the other one-third (1/3) interest in the above described property as a named devisee in his Mother's (Bessie) Will conveyed his interest in the property to himself, John B. Cunningham as Trustee, under the Revocable Cunningham Living Trust dated July 6, 2001 of record in Instrument 20010806-0083848. Subsequently, on January 17, 2006, John Cunningham resigned as Trustee and appointed as Successor Co-Trustees Cumberland Trust & Investment Company, Sherry Addison Corlew and Joan Cunningham. This action was subsequently confirmed by recording a Notice of Appointment of Successor Co-Trustees and Renaming of Trust in Instrument 20060703-0079349 and Instrument 20061115-0141978 respectively. All of the Co-Trustees of the Trust are named as Grantors in this deed. In addition, the Trust was renamed the Cunningham Survivor's Trust.

For the purpose of identifying the Trust Instrument under which the Grantors have acquired legal title to the aforesaid property and the authority of one Co-Trustee to act on behalf of all Co-Trustees of the Trust, see Exhibit A and attachments thereto. The Co-Trustees Sherry Corlew and Joan Cunningham have delegated their authority to execute this deed and other closing documents to Cumberland Trust and Investment Company pursuant to Limited Powers of Attorney being recorded contemporaneously herewith. Likewise all of the other individual Grantors have executed Powers of Attorney appointing Cumberland Trust & Investment Company as their attorney-in-fact to execute this deed.

This is improved property known as 2012 Beechwood Avenue, Nashville, TN 37212

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, their heirs and assigns, against the lawful claims of all persons claiming by, through or under Grantor, but not otherwise. 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 hand this 1st day of October, 2007.

CUNNINGHAM SURVIVORS TRUST F/K/A THE CUNNINGHAM LIVING TRUST DATED JULY 6, 2001 BY

Cumberland Trust & Investment Company, Co-Trustee,

David C Cunningham
Cumberland Trust and Investment Co
by: POA

David C. Cunningham by Debbie L. Butler, Trust Officer for Cumberland Trust & Investment Company pursuant to Power of Attorney

Philip Cunningham
Cumberland Trust and Investment Co
by: POA

Philip Cunningham by Debbie L. Butler, Trust Officer for Cumberland Trust & Investment Company pursuant to Power of Attorney

John Q Cunningham
Cumberland Trust and Investment Co
by: POA

John Q. Cunningham by Debbie L. Butler, Trust Officer for Cumberland Trust & Investment Company pursuant to Power of Attorney

Cumberland Trust and Investment Co
By:

Debbie L. Butler, Trust Officer and Authorized Signatory for Cumberland Trust & Investment Company

Sherry Corlew Co-Tee
Cumberland Trust and Investment Co
by: POA

Sherry Corlew, Co-Trustee by Debbie L. Butler, Trust Officer and authorized Signatory for Cumberland Trust & Investment Company Pursuant to Power of Attorney and Provisions of Trust Agreement

Joan Cunningham Co-Tee
Cumberland Trust and Investment Co
by: POA

Joan Cunningham, Co-Trustee by Debbie L. Butler, Trust Officer and authorized Signatory for Cumberland Trust & Investment Company Pursuant to Power of Attorney and Provisions of Trust Agreement

Robert Q Cunningham
Cumberland Trust and Investment Co
By: Debbie L. Butler POA

Robert Q. Cunningham by Debbie L. Butler, Trust Officer for Cumberland Trust and Investment Company pursuant to Power of Attorney

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Debbie L. Butler with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who upon her oath acknowledged herself to be a Trust Officer of Cumberland Trust & Investment Company, the within named bargainor, a Tennessee Corporation and that she as such Trust Officer executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said Debbie L. Butler as such Trust Officer.

In addition, the aforesaid Debbie L. Butler, acting as the authorized signatory on behalf of Cumberland Trust & Investment Company acknowledged upon her oath that Cumberland Trust & Investment Company, as a Co-Trustee of the Cunningham Survivors Trust, has been authorized pursuant to limited powers of attorney executed by Sherry Corlew and Joan Cunningham, also Co-Trustees of the aforesaid Cunningham Survivors Trust, and by Limited Power of Attorney executed by the individual Grantors Robert Q. Cunningham, Philip Cunningham, David C. Cunningham and John Q. Cunningham to act on their behalf as their attorney-in-fact for the purpose of executing the aforesaid instrument as their free act and for the purposes herein contained.

Witness my hand and official seal at Nashville, Tennessee this 1st day October, 2007.

Commission expires: 3-21-09

Laura B. Hininger
Notary Public

LAURA B HININGER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

CERTIFICATION OF TRUST
FOR THE
CUNNINGHAM SURVIVORS TRUST,
FORMERLY KNOWN AS THE
CUNNINGHAM LIVING TRUST DATED JULY 6, 2001

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

The undersigned, Debbie L. Butler of Cumberland Trust & Investment Co. being first duly sworn, deposes and says the she is at least 18 years of age and has personal knowledge of the facts hereinafter set forth:

1. The Cunningham Survivors Trust is a valid, existing trust, having been created by a written document originally known as the Cunningham Living Trust dated July 6, 2001.

2. (a) The Trustors or creators of the trust are John Bell Cunningham and his wife, Betty J. Cunningham, who is now deceased.

   (b) The currently acting trustees of the Cunningham Survivors Trust are Cumberland Trust & inv. Co., Sherry Corlew and Joan Cunningham.

   (c) The Cunningham Living Trust did not name a successor trustee, but authorized the Trustors to appoint one of more successor trustees.

3. The administrative and/or managerial powers of the trustee are: (see Article 5 attached).

4. (a) The trust is now irrevocable.

5. The following trustees have the authority to sign documents and instruments on behalf of the Trust: Cumberland Trust & Investment Co., Sherry Corlew & Joan Cunningham.

   Per Article 13 Section 2 the Trustees have the power to delegate. Any one or more of the Co-Trustees serving under our Trust Agreement may from time to time delegate to another Co-Trustee or Co-Trustees routine acts of trust administration.

6. The conditions for the succession of the successor trustees are dead, incapacity, resignation of the original Trustees or removal of any Trustee at the discretion of the Trustors.

7. The Trust shall be identified by the EIN for Cunningham Survivors Trust dated July 6, 2001.

8. Trust property should be titled as Cunningham Survivors Trust dated July 6, 2001.

9. To the best of the undersigned's knowledge, the trust has not been revoked, modified, or amended in any manner that would cause the representations and statements contained herein to be incorrect.

This 1 day of ~~September,~~ Oct 2007.

Cumberland Trust & Investment Co.

By: _____

DEBBIE L. BUTLER, Trust Officer
Its authorized signatory

Sworn to and subscribed to before me this 1 day of ~~September,~~ October 2007.

3-21-09
My Commission Expires

_____
Notary Public

LAURA B RININGER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY:
MICHAEL J. PHILBIN, ESQUIRE
MICHAEL J. PHILBIN, P.C.
2021 RICHARD JONES ROAD, SUITE 220
NASHVILLE, TN 37215-2860

Article Five

Administration at Death of First Trustor

Section 1. Trustee's Payment of Debts and Taxes

After the death of the first of us, unless other provisions for payment have been made, our Trustee shall pay the Deceased Trustor's following expenses, debts, claims and taxes from the Deceased Trustor's Contributive Share:

a. Final medical expenses and all funeral costs;

b. Legally enforceable claims against the Deceased Trustor;

c. Reasonable expenses of administration of our Trust, including those attributable to the Deceased Trustor's Contributive Share and the Deceased Trustor's probate estate or those attributable to the distribution of any bequest;

d. Any allowances mandated by a court of competent jurisdiction to those dependent upon the Deceased Trustor;

e. Any estate, inheritance, succession, generation skipping transfer, or similar taxes payable by reason of the death of the first of us; and

f. Any penalties or interest on any of the above expenses, claims, debts or taxes owed by the Deceased Trustor or the Deceased Trustor's probate estate.

Section 2. Payment by Our Trustee or Personal Representative

Our Trustee, in our Trustee's discretion, may make distributions authorized under this Article either directly to the person or entities to whom payment is owed or to the Personal Representative of the Deceased Trustor's probate estate. Written statements by the Deceased Trustor's Personal Representative that such sums are due and payable by the estate shall be sufficient evidence of their amount and propriety for the protection of our Trustee. Our Trustee shall be under no duty to see to the application of any such payments made to the Deceased Trustor's Personal Representative.

Section 3. Tax Elections

If no Personal Representative has been appointed, with regard to the payment of any income tax, gift tax, estate tax, inheritance tax, Generation Skipping Transfer Tax or any other tax due because of the death of the first of us, our Trustee shall have the right to make any available

Received Time Sep. 18. 5:24PM

part of our estates or the trusts or shares created by our Trust Agreement, or any beneficiary thereof, which qualifies for the federal estate tax Marital Deduction or Charitable Deduction.

Received Time Sep.18. 5:24PM

Article Thirteen

Trustee Administration

Section 1. Required Vote for Co-Trustees

a. Trustors Serving as Co-Trustees

Unless otherwise provided in our Trust Agreement, if either one or both of us are serving as a Trustee under our Trust Agreement, one or either of us may make decisions and bind our Trust in the exercise of all powers and discretions granted to us as Trustees without the consent of any other Trustee. Any Trustor acting under this Section 1.a may only deal with the other Trustor's Contributive Share in a fiduciary capacity.

b. Unanimous Vote for Two Trustees

Other than as provided in Section 1.a of this Article, if only two Trustees are serving, they shall act unanimously in the exercise of all powers and discretions granted to them under our Trust Agreement.

c. Majority Vote for More Than Two Trustees

Other than as provided in Section 1.a of this Article, if more than two Trustees are serving under our Trust Agreement, they shall act by majority vote and any exercise of a power or discretion by a majority of the Trustees shall have the same effect as an exercise by all of them.

d. Court Order Resolves Disputes

Other than as provided in Section 1.a of this Article, if the Trustees are not able to reach agreement on any decision as set forth in this Section 1, they shall petition a court of competent jurisdiction for instructions and shall take no action on the disputed matter until a court order deciding the issue has been rendered.

Section 2. Power to Delegate

Notwithstanding any other provision of our Trust Agreement, any one or more of the Co-Trustees serving under our Trust Agreement may from time to time delegate to another Co-Trustee or Co-Trustees routine acts of trust administration.

Received Time Sep.14. 5:27PM