THIS INSTRUMENT WAS PREPARED BY	STATE OF TENNESSEE COUNTY OF DAVIDSON
Bankers Title & Escrow Corp. 3310 West End Ave., Ste. 410 Nashville, TN 37203	THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 265,000.00. Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd DAY OF MAY, 2008. Notary Public MY COMMISSION EXPIRES: 1-9-12 (AFFIX SEAL)

Davidson County DEEDWARR
Recvd: 05/29/08 10:16 2 pg:
Fees:13.00 Taxes:980.50
20080529-0054593

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Gerald R. Armbruster, Jr.	First State Bank	MAP 129-15
6312 Park Lane	2796 N. Highland; Suite C/D	PARCEL 5
Nashville, TN 37205	Jackson, TN 38305	
(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, **Amy R. Wallace, Trustee and Warren D. Wolfe, Trustee, being the Trustees of both The Oscar H. Wolfe and/or Betty L. Wolfe Revocable Living Trust for the Benefit of Amy R. Wallace and The Oscar H. Wolfe and/or Betty L. Wolfe Revocable Living Trust for the Benefit of Warren D. Wolfe,**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Gerald R. Armbruster, Jr. and wife, Suzanne I. Armbruster**

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:

Land in Davidson County, Tennessee, being Lot number 159 on the Plan of Warner Park Valley, Section One, as of record in Book 3600, pages 12, 13 & 14, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made.

Being the same property conveyed to Oscar H. Wolfe, Trustee and Betty L. Wolfe, Trustee, the Trustees of The Oscar H. Wolfe and/or Betty L. Wolfe Revocable Living Trust by Quitclaim Deed dated June 30, 2004 and recorded as instrument number 20040722-0087891, said Register's Office. Oscar H. Wolfe, Trustee has since died, leaving Betty L. Wolfe as the sole Trustee. Betty L. Wolfe, Trustee has also since died. Under the terms of The Oscar H. Wolfe and/or Betty L. Wolfe Revocable Living Trust Agreement, upon the deaths of both Trustees, Amy R. Wallace, Trustee, and Warren D. Wolfe, Trustee, are to act as joint Trustees of two resulting Trusts: The Oscar H. Wolfe and/or Betty L. Wolfe Revocable Living Trust for the Benefit of Amy R. Wallace and The Oscar H. Wolfe and/or Betty L. Wolfe Revocable Living Trust for the Benefit of Warren D. Wolfe.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is **(X)** IMPROVED property known as **6312 Park Lane, Nashville, TN 37205.**

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 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 our hands this the 23rd day of May, 2008.

Amy R. Wallace TR
Amy R. Wallace, Trustee

Warren D. Wolfe TR
Warren D. Wolfe, Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, personally appeared **Amy R. Wallace and Warren D. Wolfe** with whom I am personally acquainted and who upon his oath acknowledged themselves to be the **Trustees** of the **The Oscar H. Wolfe and/or Betty L. Wolfe Revocable Living Trust for the Benefit of Amy R. Wallace and The Oscar H. Wolfe and/or Betty L. Wolfe Revocable Living Trust for the benefit of Warren D. Wolfe** the within named bargainors, and Trusts, and that they as such Trustees being authorized to do so, execute the foregoing instrument for the purposes therein contained by signing the name of the Trusts, by the said **Amy R. Wallace and Warren D. Wolfe** as such **Trustees**.

Witness my hand and seal this the 23rd day of May, 2008.

My Commission expires 1-9-12

Notary Public

JAMES A. WAECHTER
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN