Record & Return to
Watauga Title Company
155 Franklin Road, Suite 120
Brentwood, TN 37027

This Instrument Prepared By:
Sherrard & Roe PLC (LRK)
424 Church Street, Suite 2000
Nashville, TN 37219

Davidson County DEEDWARR
Recvd: 08/04/08 15:30 3 pgs
Fees:18.00 Taxes:1246.90

20080804-0080217

SPECIAL EXECUTOR'S DEED

Address New Owners:	Send Tax Bills To:	Map/Parcel Number:
Lonnie Edwards and wife, Keisha D. Edwards 6213 Harding Pike Nashville, TN 37205	Countrywide Bank ~~same~~ PO Box 10423 Van Nuys, CA 91410-0423	Map 129-8 Parcel 21.00

FOR GOOD AND VALUABLE CONSIDERATION, the receipt of which is hereby acknowledged, Cumberland Trust and Investment Company, Executor of the Estate of James G. Ruppert, appointed by the Seventh Circuit Court of Davidson County, Tennessee, Probate Division (Docket No. 08P-494) (hereinafter referred to as the "Grantor"), has bargained and sold, and does hereby transfer and convey unto Lonnie and Keisha D. Edwards, residents of the State of Tennessee (hereinafter referred to as the "Grantees"), certain real estate, being a tract or parcel of land in the County of Davidson, State of Tennessee (hereinafter referred to as the "Property"), and more particularly described as follows:

> Being Lot Number 1 on the Plan of Section 1, Warner Park Valley, of record in Plat Book 3600 at Page 12, 13 & 14, amended in Book 3766, Page 351, Register's Office for Davidson County, Tennessee, ("RODC") to which reference is hereby made for a more complete description.
>
> Being the same property conveyed to James G. Ruppert and wife, Shirley K. Ruppert, from Educators Credit Union by deed of record in Book 8842, Page 132, RODC, dated January 15, 1993, the said James G. and Shirley K. Ruppert having both died, with James G. Ruppert having survived Shirley K. Ruppert.
>
> This is improved property known as 6213 Harding Pike, Nashville, Tennessee 37205.

TO HAVE AND TO HOLD said tract of land, with the appurtenances, estate, title, and interest thereto belonging to the Grantees, their successors and assigns, forever.

Grantor does covenant with the said Grantees that it is lawfully seized and possessed of said property in fee simple, has a good right to convey said property, and the same is unencumbered, *except as otherwise herein set forth*, to wit:

1. Taxes for the year 2008 a lien, not yet due and payable.

2. Subject to all matters shown on the Plan of Section 1, Warner Park Valley of record in Plat Book 3600, Pages 12, 13 and 14, as amended in Book 3766, Page 351, RODC.

3. Subject to restrictive covenants contained in an instrument of record in Book 3466, Page 89 and Book 3577, Page 511, RODC, to which reference is hereby made for the complete and exact terms of said restrictive covenants.

4. Subject to all other limitations, restrictions and encumbrances that may affect the Property.

And Grantor does further covenant and bind itself, its successors and assigns, to warrant and forever defend title to said land to the said Grantees, their successors and assigns, against the lawful claims of all persons whomsoever claiming by, through, or under Grantor, but no further or otherwise; provided, however, that all covenants and warranties herein of Cumberland Trust and Investment Company are made in as full and ample a manner as it can and should do as such Executor but no further nor otherwise, meaning that the extent of its liability is limited by the amount of the corpus of the estate of which it is the fiduciary and which is conveying the foregoing property.

Cumberland Trust and Investment Company executes this instrument solely in its fiduciary capacity and not individually, and in the course of the administration of a decedent's estate or trust, and the representations and warranties herein made by it are limited to those representations and warranties it can and should make in its fiduciary capacity and not further nor otherwise.

Cumberland Trust and Investment Company, Executor
Estate of James G. Ruppert

By: _____
Emmett Russell, III
Senior Vice President and Trust Officer

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public in and for said State and County, Emmett Russell, III, who upon oath acknowledged that Cumberland Trust and Investment Company is the Executor of the Estate of James G. Ruppert, deceased (the "Estate"), the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who further acknowledged that he is a duly authorized officer of Cumberland Trust and Investment Company and executed the within instrument on its behalf for the purposes therein contained.

WITNESS my hand and seal at office in Nashville, Tennessee, this 31st day of July, 2008.

E. Lindsay Voigt
Notary Public

My Commission Expires: 1/9/2012



My Commission Expires January 9, 2012

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or valuation for this transfer is $337,000.

Emmett Russell
Affiant

Subscribed and sworn to before me this 31st day of July, 2008.

E. Lindsay Voigt
Notary Public

My Commission Expires: 1/9/2012



My Commission Expires January 9, 2012