**This Instrument Prepared By And Return To:**
Stewart G. Austin, Jr.
GLANKLER BROWN, PLLC
6000 Poplar Ave., Suite 100
Memphis, Tennessee 38119-3978

**Name and Address of Property Owner and Mail Tax Bills To:**
Cumberland Trust & Investment Company, Trustee of the James G. Ruppert TUW FBO Amanda L. Varden
Suite 120, Woodmont Centre
104 Woodmont Boulevard
Nashville, TN 37205

**Property Address:**
4805 Smokey Drive
Old Hickory, TN

**Tax Parcel ID #:**
Map 65.05 Parcel 35

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## WARRANTY DEED

THIS INDENTURE, made and entered into effective the 19th day of May, 2010, by and between **LINDSEY KATHERINE IRVIN and husband, TIMOTHY W. IRVIN, his Attorney-In-Fact** (the "Grantor"), and **CUMBERLAND TRUST AND INVESTMENT COMPANY, TRUSTEE OF THE JAMES G. RUPPERT TUW FBO AMANDA L. VARDEN**(the "Grantee").

**W I T N E S S E T H:**

That for and in consideration of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt of all of which is hereby acknowledged, Grantor has bargained and sold and does hereby bargain, sell, convey and confirm unto Grantee, the following described real estate located in the City of Old Hickory, Davidson County, Tennessee (the "Property"):

> Being Lot No. 451 on the Plan of Sherwood Forest, Section 4, as of record in Book 4460, Pages 182 and 183,, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete and legal description.

Title to the Property was vested in Timothy W. Irvin and wife, Lindsey K. Irvin by Warranty Deed of record at Instrument No. 20060117-0005969 in the Register's Office of Davidson County, Tennessee.

TO HAVE AND TO HOLD the aforesaid real estate together with all appurtenances and hereditaments thereunto belonging or in any wise appertaining unto Grantee, her heirs and assigns in fee simple forever.

Grantor does hereby covenant with Grantee that they are lawfully seized in fee of the aforedescribed real estate; that they have good right to sell and convey the same; that the same is unencumbered, except for 2010 Davidson County taxes, not yet due and payable which Grantee agrees to pay; subdivision restrictions, building lines and easements at Book 4460, Pages 182 and 183 and in Book 4704, Page 448, all of record in said Register's Office; and that the title and quiet possession thereto they will forever warrant and defend against the lawful claims of all persons.

BILL GARRETT, Davidson County
Trans:T20100034003 DEEDWARR
Recvd: 06/04/10 10:26 3 pgs
Fees:18.00 Taxes:503.20
20100604-0043411

IN WITNESS WHEREOF, Grantor has caused this deed to be signed as of the day and year first above written.

LINDSEY KATHERINE IRVIN

TIMOTHY W. IRVIN

By: _____
LINDSEY KATHERINE IRVIN,
his Attorney-In-Fact

STATE OF Alabama
COUNTY OF Shelby

On May 19th, 2010, personally appeared before me, a Notary Public in and for the State and County aforesaid, LINDSEY KATHERINE IRVIN, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged that he executed the foregoing instrument for the purposes therein contained.

Brandye Denise Headley
NOTARY PUBLIC

My Commission Expires:

1-10-2013

STATE OF Alabama
COUNTY OF Shelby

On May 19th, 2010, before me personally appeared LINDSEY KATHERINE IRVIN, to me known (or proved to me upon the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of TIMOTHY W. IRVIN and acknowledged that he executed the same as the free act and deed of the said TIMOTHY W. IRVIN.

Brandye Denise Headley
Notary Public

My Commission Expires:

1-10-2013

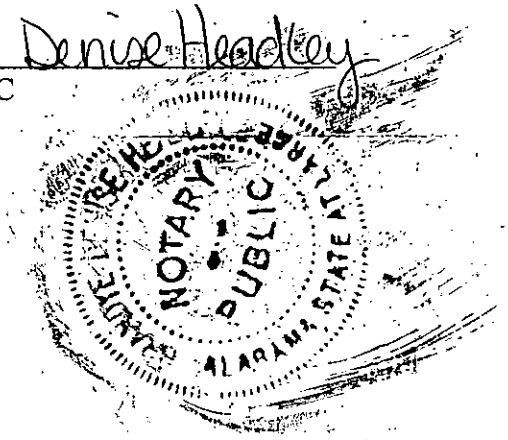
I hereby swear or affirm that, to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is $136,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this 19th day of May, 2010.

Brandye Denise Headley
NOTARY PUBLIC

My Commission Expires: 1-10-2013




ND: 4840-8541-3894, v. 1