2nd Gsmn Bk 49

BILL GARRETT, Davidson County
Trans:T20120002157 DEEDWARRSP
Recvd: 01/10/12 09:36 3 pgs
Fees:18.00 Taxes:562.40
20120110-0002507

THIS INSTRUMENT PREPARED BY:
Wesley D. Turner
GULLETT, SANFORD, ROBINSON & MARTIN, PLLC
315 Deaderick Street, Suite 1100
P. O. Box 198888
Nashville, Tennessee 37219-8888
(615) 244-4994

CATHERINE H. GWYN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Commission Expires September 3, 2012

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $152,000.00.

Affiant

Subscribed and sworn to before me, this 6th day of January, 2012.

Notary Public

My Commission Expires: 9.3.12

Address New Owner As Follows:	Send Tax Bills To:	Map-Parcel Number:
Donelson Church of Christ 2706 Old Lebanon Road Nashville, TN 37214	SAME	08513000800

TRUSTEE'S SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, **CUMBERLAND TRUST & INVESTMENT COMPANY, in its capacity as Trustee of the MARY NEAL ALEXANDER TRUST U/A dated September 21,**

2007, as amended, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **DONELSON CHURCH OF CHRIST**, a Tennessee non-profit corporation, hereinafter called the Grantee, its successors and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

> Land in Davidson County, Tennessee, being Lot No. 20 on the Plan of Nob Hill, as of record in Book 2663, page 31, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.
>
> Being the same property conveyed to Cumberland Trust & Investment Company, in its capacity as Trustee of the Mary Neal Alexander Trust U/A dated September 21, 2007 by Executor's quitclaim deed from Cumberland Trust & Investment Company, Executor, of record in Instrument No. 20120110 000 2506, Register's Office for Davidson County, Tennessee.
>
> A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.
>
> This is improved property known as 3220 Toddway Ct., Nashville, TN 37214

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, its successors and assigns, forever.

Grantor does covenant with the said Grantee 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. 2012 taxes, which have been prorated and assumed by Grantee. By acceptance of delivery of this instrument, Grantee assumes and agrees to pay such taxes as and when such become payable and to indemnify and hold harmless Grantor from liability and loss therefrom.

2. Matters shown on the Plan of record in Book 2663, page 31, Register's Office for said County.

And Grantor does further covenant and bind itself, its successors and assigns, to warrant and forever defend title to said land to said Grantee, its 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 & Investment Company are made in as full and ample a manner as it can and should do as such Trustee, but no further nor otherwise, meaning that the extent of its liability is limited in the amount of the corpus of the trust of which it is the fiduciary and which is conveying the foregoing property.

Cumberland Trust & 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.

WITNESS my hand this 6th day of January, 2012.

CUMBERLAND TRUST & INVESTMENT COMPANY, TRUSTEE of the MARY NEAL ALEXANDER TRUST U/A dated September 21, 2007, as amended

By: Don K. Watson, VP & T.O.
Name: Don K. Watson
Title: Vice President and Trust Officer

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Don K. Watson, with whom I am personally acquainted, and who acknowledged that (s)he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Vice President and Trust Officer, of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

WITNESS my hand, at office, this 6th day of January, 2012.

Notary Public

My Commission Expires: 9.3.12

CATHERINE H. GWYN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires September 3, 2012

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