THIS INSTRUMENT PREPARED BY:
W. Warner McNeilly III, Esq.
Watkins, McGugin, McNeilly & Rowan, PLLC
214 2nd Avenue, North, Suite 300
Nashville, TN 37201-1638

PICK-UP

Please Record and Return To:
Community Title Company, LLC
John Cobb Rochford
Attorney At Law
2200 Abbott Martin Rd.
Nashville, TN 37215

Davidson County DEEDWARR
Recvd: 03/14/05 14:31 3 pgs
Fees:18.00 Taxes:194.25
20050314-0027920

SPECIAL WARRANTY DEED

ADDRESS NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	PARCEL ID NUMBER:
REBECCA D. JOHNSON 6024 Deal Ave. Nashville, TN 37209	SAME	091090A01400CO

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $52,500.00.

Rebecca D. Johnson

SUBSCRIBED AND SWORN to before me [illegible], by Rebecca D. Johnson this 11th day of March, 2005.

NOTARY PUBLIC AT LARGE
WILLIAMSON COUNTY, TN

Notary Public
My Commission Expires: 6/28/08

FOR AND IN CONSIDERATION of the sum of Fifty-Two Thousand Five Hundred Dollars ($52,500.00), cash in hand and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, GEORGE T. REALE, individually, PETER J. REALE, individually, CUMBERLAND TRUST & INVESTMENT COMPANY, SUCCESSOR TRUSTEE OF THE ROSE H. REALE REVOCABLE TRUST F/B/O JOHN R. REALE and CUMBERLAND TRUST & INVESTMENT COMPANY, SUCCESSOR TRUSTEE OF THE ROSE H. REALE REVOCABLE TRUST F/B/O MARGARET R. REALE, hereinafter "GRANTORS," have this day bargained and sold and each does hereby transfer and convey unto REBECCA D. JOHNSON, her heirs and assigns, hereinafter "GRANTEE", each GRANTOR'S respective right, title and interest in certain real estate in Davidson County, Tennessee, described as follows:

Unit No. 14 of the Deal Avenue Planned Unit Development, of record in Book 6200, page 354, page 354, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Commonly known as Unit 14, 6024 Deal Avenue, Nashville, TN 37209.

Being the same property transferred to Grantors by Trustee's Quitclaim Deed of record in instrument number 20050211-0016153, R.O.D.C.

Said property is subject to the following:

1. Restrictive covenants of record in Book 6714, Page 400, said Register's Office.

2. Taxes for the 2005 and subsequent years, a lien, not yet due and payable.

3. Subject to all matters of record in Plat Book 6200, Page 354, said Register's Office.

4. Easement of record in Book 7026, Page 854, said Register's Office.

TO HAVE AND TO HOLD said real estate, with all appurtenances, and hereditaments thereto belonging or in any wise appertaining to the said GRANTEE, her heirs and assigns, forever. Each GRANTOR covenants for each GRANTOR but not one for the other, that the property is free from all encumbrances made or suffered by such GRANTOR and that such GRANTOR has not made, done, executed, allowed or suffered any act, instrument or thing whatsoever whereby said property, or any part thereof, now or at any time hereafter shall be charged or encumbered in any manner whatsoever.

Each GRANTOR further covenants and binds himself, his heirs and assigns or itself, its successors and assigns, as the case may be, to warrant specially and forever defend the title to said real estate to said GRANTEE, her heirs and assigns, against the lawful claims of all persons, claiming by, through and under such GRANTOR, but not further or otherwise, and not by, through and under another GRANTOR.

IN WITNESS WHEREOF, the GRANTORS have executed this Special Warranty Deed this 11th day of March, 2005.

CUMBERLAND TRUST & INVESTMENT COMPANY, SUCCESSOR TRUSTEE OF THE ROSE H. REALE REVOCABLE TRUST F/B/O JOHN R. REALE and SUCCESSOR TRUSTEE OF THE ROSE H. REALE REVOCABLE TRUST F/B/O MARGARET R. REALE

By: _____
EMMETT RUSSELL, III,
Senior Vice President

_____
GEORGE T. REALE

_____
PETER J. REALE

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, W. WARNER McNEILLY III, of the State and County aforesaid, personally appeared EMMETT RUSSELL, III, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged to be a Senior Vice President of CUMBERLAND TRUST & INVESTMENT COMPANY, SUCCESSOR TRUSTEE OF THE ROSE H. REALE REVOCABLE TRUST F/B/O JOHN R. REALE and SUCCESSOR TRUSTEE OF THE ROSE H. REALE REVOCABLE TRUST F/B/O MARGARET R. REALE, the within named bargainors, a corporation, and that he as such officer, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as Senior Vice President. Witness my hand and official seal this 11th day of March, 2005.

Notary Public
My Commission Expires: 9/24/05

W. WARNER McNEILLY III NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
My Commission Expires SEPT. 24, 2005

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, W. WARNER McNEILLY III, of said county, GEORGE T. REALE, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand, this 11th day of March, 2005.

NOTARY PUBLIC
My Commission Expires: 9/24/05

W. WARNER McNEILLY III NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
My Commission Expires SEPT. 24, 2005

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, W. WARNER McNEILLY III, of said county, PETER J. REALE, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand, this 11th day of March, 2005.

NOTARY PUBLIC
My Commission Expires: 9/24/05

W. WARNER McNEILLY III NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
My Commission Expires SEPT. 24, 2005