THIS INSTRUMENT PREPARED BY: **Mudter Morgan & Patterson** **Attorneys-at-Law** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 25829-08-2006**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $179,000.00. Michelle L. Mancera Affiant Subscribed and sworn to before me, 5th day of September, 2006. Kathy Snider Notary Public KATHY SNIDER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires May 22, 2010

RETURN TO:
PREMIER ESCROW, LLC
BOX 10-A 414 HILLSBORO ROAD, STE 330
NASHVILLE, TN 37215

SPECIAL WARRANTY DEED

Address New Owner: Thea Rosanne Johnson 5116 Overton Road Nashville, TN 37220	**Send Tax Bills To:** Tennessee Bank & Trust 330 Mayfield Drive, Ste C-6 Franklin, TN 37067	**Tax Information:** Map No.146.15-0 Parcel No. 133.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, Sherry Addison Corlew, Joan Cunningham and Cumberland Trust & Investment Company, as Successor Co-Trustees of the Cunningham Survivor's Trust, formerly the Cunningham Living Trust dated July 6, 2001, and Sherry Addison Corlew, Joan Cunningham and Cumberland Trust & Investment Company, as Successor Co-Trustees of the Betty Cunningham Family B Trust, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to Thea Rosanne Johnson, unmarried ("Grantee"), her successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 5116 Overton Road, Nashville, TN, 37220

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants with Grantee that Grantor is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it. This conveyance and all covenants and warranties made herein are expressly subject to those matters set forth on Exhibit "A". Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real against the lawful claims of all persons, claiming by, through or under it but no further or otherwise.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument, the corporate party by its duly authorized officer(s) on the 5th day of September, 2006.

Sherry Addison Corlew, Successor Co-Trustee of the Cunningham Survivor's Trust, formerly Cunningham Living Trust dated July 6, 2001

By: Cumberland Trust & Investment Company, Successor Co-Trustee

By: _____
Title: VP & Trust Officer
as Attorney in Fact

Sherry Addison Corlew, Successor Co-Trustee of the Betty Cunningham Family B Trust

By: Cumberland Trust & Investment Company, Successor Co-Trustee

By: _____
Title: VP & Trust Officer
as Attorney in Fact

Davidson County DEEDWARR
Recvd: 09/07/06 15:08 4 pgs
Fees:23.00 Taxes:662.30
20060907-0111014

Joan Cunningham, Successor Co-Trustee
of the Cunningham Survivor's Trust, formerly
Cunningham Living Trust dated July 6, 2001

By: Cumberland Trust & Investment Company,
Successor Co-Trustee

By: _____
Title: VP; Trust Officer
as Attorney in Fact

Joan Cunningham, Successor Co-Trustee
of the Betty Cunningham Family B Trust

By: Cumberland Trust & Investment Company,
Successor Co-Trustee

By: _____
Title: VP; Trust Officer
as Attorney in Fact

Cumberland Trust & Investment Company,
as Successor Co-Trustee of the Cunningham
Living Trust dated July 6, 2001

By: _____
Title: VP; Trust Officer

Cumberland Trust & Investment Company,
as Successor Co-Trustee of the Betty
Cunningham Family B Trust

By: _____
Title: VP; Trust Officer

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Amy M. Peterson, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she is the VP; Trust Officer of Cumberland Trust & Investment Company, a Tennessee corporation, Successor Co-Trustee, and that she is authorized to execute this instrument on behalf of Cumberland Trust & Investment Company, Successor Co-Trustee, and further acknowledged that Cumberland Trust & Investment Company, Successor Co-Trustee, is the attorney in fact for Sherry Addison Corlew, Successor Co-Trustee, and Joan Cunningham, Successor Co-Trustee, of the Cunningham Survivor's Trust, formerly Cunningham Living Trust dated July 6, 2001, and that Cumberland Trust & Investment Company, Successor Co-Trustee, is authorized by each of them to execute this instrument on their behalf.

Witness my hand and seal this 5th day of September, 2006.

_____
Notary Public at Large

My commission expires _____

J. MICHAEL MORGAN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
AT LARGE
J. Michael Morgan
My Commission Expires
July 25, 2009
STATE OF TENNESSEE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named JOAN CUNNINGHAM, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she is the VP + Trust Office of Cumberland Trust & Investment Company, a Tennessee corporation, Successor Co-Trustee, and that she is authorized to execute this instrument on behalf of Cumberland Trust & Investment Company, Successor Co-Trustee, and further acknowledged that Cumberland Trust & Investment Company, Successor Co-Trustee, is the attorney in fact for Sherry Addison Corlew, Successor Co-Trustee, and Joan Cunningham, Successor Co-Trustee, of the Betty Cunningham Family B Trust, and that Cumberland Trust & Investment Company, Successor Co-Trustee, is authorized by each of them to execute this instrument on their behalf.

Witness my hand and seal this 5 day of September, 2006.

_____
Notary Public at Large

My commission expires _____

J. MICHAEL MORGAN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
AT LARGE
J. Michael Morgan
My Commission Expires
July 25, 2009
STATE OF TENNESSEE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Amy M. Peterson, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she is the VP + Trust Officer of Cumberland Trust & Investment Company, a Tennessee corporation, Successor Co-Trustee of the Cunningham Survivor's Trust, formerly Cunningham Living Trust dated July 6, 2001, and that she is authorized to execute this instrument on behalf of Cumberland Trust & Investment Company, Successor Co-Trustee.

Witness my hand and seal this 5 day of September, 2006.

Notary Public at Large

My commission expires _____

NOTARY PUBLIC
AT LARGE
J. Michael Morgan
My Commission Expires
July 25, 2009
STATE OF TENNESSEE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Joan Cunningham, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she is the VP + Trust Officer of Cumberland Trust & Investment Company, a Tennessee corporation, Successor Co-Trustee of the Betty Cunningham Family B Trust, and that she is authorized to execute this instrument on behalf of Cumberland Trust & Investment Company, Successor Co-Trustee.

Witness my hand and seal this 5 day of September, 2006.

Notary Public at Large

My commission expires _____

NOTARY PUBLIC
AT LARGE
J. Michael Morgan
My Commission Expires
July 25, 2009
STATE OF TENNESSEE

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 51 on the Plan of Brentwood Hall, Section II, of record in Plat Book 2083 (erroneously referred to as Book 2183 in previous deeds of record), page 23, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to John B. Cunningham, Trustee, or his successors in trust under the revocable Cunningham Living Trust, dated July 6, 2001, and any amendments thereto, by deed from John B. Cunningham and Betty J. Cunningham, by John B. Cunninghan, Conservator, dated July 27, 2001, of record in Instrument No. 20010806-0083847, Register's Office for Davidson County, Tennessee. The said John B. Cunningham having since resigned as Trustee on January 17, 2006, and appointed Sherry Addison Corlew, Joan Cunningham and Cumberland Trust & Investment Company, as Successor Co-Trustees of the trust and also renamed said trust the Cunningham Survivor's Trust by Notice of Appointment of Successor Trustee and Renaming of Trust of record in Instrument No. 20060703-0079350. By Quitclaim Deed of record in Instrument No. 20060703-0079351, said Register's Office, Sherry Addison Corlew, Joan Cunningham, and Cumberland Trust & Investment Company as Successor Co-Trustees of the Cunningham Survivor's Trust, formerly the Cunningham Living Trust dated July 6, 2001, conveyed a one-half (1/2) interest in said property to Sherry Addison Corlew, Joan Cunningham, and Cumberland Trust & Investment Company as Successor Co-Trustees of the Betty Cunningham Family B Trust.

This conveyance is made subject to:

1. 2006 City/County taxes which have been prorated by the parties and assumed by the Grantee.
2. All matters appearing on the Plan of record as Book 2083, page 23, Register's Office for Davidson County, Tennessee.