THIS INSTRUMENT IS PREPARED BY:
Wilkes, Knight & Gibson
Suite 1500 - 5
Nashville, Tn.

CORRECTED **WARRANTY DEED**

BOOK 4491 PAGE 443

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO	MAP PARCEL NUMBERS
Thomas L. Cummings, Jr. (NAME)	(NAME)	Map. 148
200 12th Avenue, South (STREET ADDRESS OR ROUTE NUMBER)	SAME (STREET ADDRESS)	Par. 146 -
Nashville, Tennessee (CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	147-148

For and in Consideration of the sum of Two Hundred Fifty Thousand, Seven Hundred Thirty-three and 00/100 ---------- *DOLLARS*

Cummings Realty Co., Inc.

APR-6[illegible] MISC A* 9.00 * 9.00

has ~~xxxx~~ *bargained and sold, and by these presents do transfer and convey unto the said* Thomas L. Cummings, Jr. *heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:*

Tract No. 1. A tract of land in the 2nd Civil District of Davidson County, Tennessee, described according to a survey made by James L. Murphy, Jr. & Co., dated September 30, 1968, as follows:

BEGINNING at a point at the intersection of the present east right of way of Antioch Pike and the north right of way of Richards Road, said corner being the southwest corner of the herein described tract; thence running with the east right of way of Antioch Pike, in a northerly direction north 31° 58' 36" west a distance of 252.74 feet to the center of Mill Creek; thence up Mill Creek in an easterly direction following the center line and meandors of the creek the following cords; north 44° 58' 52" east 130.40 feet; north 41° 97' 16" east 100.04 feet; thence north 38° 59' 30" east 100.25 feet; thence north 37° 17' 34" east 100.50 feet; thence north 35° 01' 40" east 100.98 feet; thence north 38° 42' 35" east 100.27 feet; thence north 44° 25' 44" east 100.04 feet; north 37° 39' 23" east 96.87 feet; thence north 30° 37' 55" east 100.07 feet; north 38° 50' 22" east 101.60 feet; north 37° 37' 49" east 99.17 feet; north 35° 38' 27" east 103.40 feet; north 27° 15' 02" east 100.18 feet; north 24° 17' east 100.61 feet; north 25° 15' 31" east 100.44 feet; north 34° 24' 01" east 100.22 feet; north 32° 58' 26" east 100.08 feet; north

STATE OF TENNESSEE
COUNTY OF DAVIDSON } The actual consideration or value whichever is greater, for this transfer is $_____

Subscribed and sworn to before me, this the _____ day of _____ Affiant

_____ 19____

My commission expires: _____ (Affix Seal) Notary Public

BEGINNING at a point in the northerly margin of Richards Road, at the southeast corner of the 1 acre tract conveyed to Cummings Realty Company, by Frances Rains as of record in Book 4284, page 532; thence along the east line of said Tract, North 1° 41' East 248.91 feet; thence south 88° 19' East 175 feet to a monument; thence South 1° 41' West 248.91 feet to a point in the north margin of Richards Road; thence with the margin of the same, North 88° 19' West 175 feet to the point of beginning.

BEING the same property conveyed to Cummings Realty Co., Inc. by deed from Frances Wheeler Rains, of record in Book 4297, page 317, Register's Office for Davidson County, as corrected by corrected deed of record in Book 4491, page 426, Register's Office of Davidson County.

Tract No. 3. A tract of land in the 2nd Civil District of Davidson County, described as follows:

BEGINNING at an iron pin in the northerly margin of Richards Road, 1307 feet easterly from Antioch Pike; thence leaving said Road north 1° 41' east 248.91 feet to an iron pin; thence south 88° 19' east 175 feet; thence south 1° 41' west 248.91 feet to the north margin of Richards Road; thence with the Road, north 88° 19' west 175 feet to the beginning, containing 1 acre more or less.

BEING the same property conveyed to Cummings Realty Co.,Inc., by deed from Frances Wheeler Rains, widow, of record in Book 4284, page 532, Register's Office for Davidson County, as corrected by corrected deed of record in Book 4491, page 428, Register's Office of Davidson County.

unimproved ( )
This is improved ( ) property, known as ..... (House Number) ..... (Street) ..... P. O. Address: ..... (City or Town)

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Thomas L. Cummings, Jr. ..... *heirs and assigns, forever.*

And we *do covenant with the said* Thomas L. Cummings, Jr. ..... *that* we are *lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered,* except for easement of the N C & St. L Railway, of record in Book 2043, page 369, Register's Office for Davidson County, sewer easements and easement for the flow of Mill Creek, as shown on the said survey of James L. Murphy, Jr.; said cemetery and the right of ingress and egress to it, as reserved in said deed to Amelia McClaran Rains of record in Book 2138, page 361, said Register's Office; and as reserved in deed to Cummings Realty Company of record in Book 4284, page 527, Register's Office for Davidson County, Tennessee; and 1970 taxes which have been prorated and assumed by Grantee.

And Cummings Realty Co., Inc. es assigns *do/further covenant and bind* itself, its successors and / ~~*heirs and representatives*~~, *to warrant and forever defend the title to the said land to the said* Thomas L. Cummings, Jr. his *heirs and assigns against the lawful claims of all persons whomsoever. Witness* his *hand this* Sixth *day of* April, *19* 71, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

CUMMINGS REALTY CO., INC.

By William Thomas Cummings

Secretary

33° 15' 21" east 133.61 feet; north 35° 03' 35" east 189.13 feet to a point in the centerline of Mill Creek and also being the west right of way line of the L & N Railroad, formerly N C & St. L Railroad; thence south 23° 17' 20" east running with said right of way, 158.00 feet to a concrete monument which is recorded as a permanent marker in a witness line; thence continuing with said right of way, south 23° 17' 20" east 1,965.33 feet to a monument, said monument being set 5.51 feet back from the existing right of way to designate a 5 foot road dedication; thence continuint with said railroad right of way, south 23° 17' 20" east 5.51 feet to a point in the existing right of way of Richards Road; thence north 88° 19' west running with the existing north right of way of Richards Road, a distance of 262.65 feet to a point, said point being the southeast corner of a piece of property deeded to J. E. Rains and wife, in Book 3317, page 79, Register's Office; thence north 1° 41' east 5.0 feet to a concrete monument designating a 5 foot road dedication; thence continuing with J. E. Rains east property line, north 1° 41' east 243.91 feet to a concrete monument, said monument being the northeast corner of the J. E. Rains Tract; thence running with J. E. Rains north property line, north 88° 19' west 350 feet to a monument, said monument being the northwest corner of the J. E. Rains Tract; thence south 1° 41' west 43.91 feet to a monument; thence continuing with J. E. Rains west property line, 200 feet to a concrete monument, said monument designating a 5 foot road dedication; thence south 1° 41' west 5.0 feet to a point in the existing north right of way of Richards Road; thence north 88° 19' west running with the north right of way of existing Richards Road, 513.02 feet to a point; thence with a slight curve to the right having a delta of 1° 05', a radius of 7,093.60 feet, a tangent of 67.06 feet, and a length of 134.12 feet to a point, being the end of a curve; thence north 87° 14' west a distance of 638.06 feet to the point of beginning, containing 43.78 acres more or less.

Being the same property conveyed to Cummings Realty Co., Inc., by deed from Elizabeth J. Rains, Frances Rains Bruce, Dallas Leander Rains, Jr., James Landis Rains, Carolyn Rains Stephens and Charles Gilbert Rains, and Frances Wheeler Rains as heirs-at-law of Amelia McClaran Rains, deceased, and Joseph Edgar Rains, deceased, by deed of record in Book 4284, page 527, Register's Office of Davidson County, Tennessee, as corrected by corrected deed of record in Book 4491, page 421, Register's Office of Davidson County.

There is included in the above description, but excluded from this conveyance, a cemetery lot consisting of approximately 1/10 acre of land which is described according to the above mentioned survey as follows:

BEGINNING at a concrete monument in the easterly boundary of Cummings Park Drive located approximately 210 feet north of the northerly margin of Richards Road; thence with the easterly margin of Cummings Park Drive extended northerly a distance of 66.08 feet to a concrete monument; thence south 84° 37' 39" east 69.32 feet to a concrete monument; thence south 5° 22' 21" west 66.0 feet to a concrete monument; thence north 84° 37' 39" west 66.0 feet to a concrete monument in the easterly margin of Cummings Park Drive, the point of beginning.

Tract No. 2. Land in the 2nd Civil District of Davidson County, Tennessee, being the east part of the J. E. Rains Tract, shown on the Plan of Cummings Park, as of record in Book 4175, page 38, Register's Office for said County, and described as follows:

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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Personally appeared before me, ..., a Notary Public in and for said County and State, the within named.....

.....

.....

the bargainor....., with whom I am personally acquainted, and who acknowledged that..... executed the within instrument for the purposes therein contained.

Witness my hand and official seal at....., Tennessee, this..... day of....., 19.....

....., Notary Public.

Commission Expires.....

STATE OF.....
COUNTY OF.....

Personally appeared before me, ..., a Notary Public in and for said County and State, the within named.....

.....

.....

the bargainor....., with whom I am personally acquainted, and who acknowledged that..... executed the within instrument for the purposes therein contained.

Witness my hand and official seal at....., this..... day of....., 19.....

....., Notary Public.

Commission Expires.....

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, John W. Wagster, a Notary Public of the State and County aforesaid, personally appeared William Hume Barr, with whom I am personally acquainted, and who, upon oath, acknowledged him self to be Secretary of the Cummings Realty Co., Inc., the within named bargainor, a corporation, and that he as such Secretary, being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by him self as Secretary.

Witness my hand and seal, at office in Nashville, Tennessee, this Sixth day of April, 19 71

John W Wagster
Notary Public

Commission Expires Feb. 1, 1975

JOHN W. WAGSTER NOTARY PUBLIC DAVIDSON COUNTY, TENNESSEE STATE OF TENNESSEE

WARRANTY DEED

FROM

Cummings Realty Company

TO

Thomas L. Cummings, Jr.

B 1005 7

IDENTIF. REFERENCE

APR 6 1 10 PM '71

FELIX Z. NELSON III REGISTER
DAVIDSON COUNTY, TENN.

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Compliments of

GUARANTY TITLE

Office of

CHICAGO TITLE INSURANCE COMPANY

American Trust Building

S. W. Cor. Third & Union

NASHVILLE, TENNESSEE