This conveyance prepared by William Thomas McHugh, Attorney at Law, 26th Floor, First American Center, Nashville, Tennessee 37238

QUITCLAIM DEED

BOOK 6438 PAGE 876

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO	MAP PARCEL NUMBERS
Donna King Cummings	Same	1-46-10
(NAME)	(NAME)	
5045 Franklin Road		Parcel 47
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tennessee 37220		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of One dollar ($1.00), cash in hand paid, the receipt of which is hereby acknowledged, and the love and affection I hold for my daughter, I Lula M. King, widow of J. Houston King, by these presents do hereby quitclaim and convey unto Donna King Cummings, her successors and assigns, all my right, title and interest in and to the following described tractsof land:

Tract 1

Land in Davidson County, State of Tennessee, described as follows:
"A tract of land in the 7th, formerly the 11th, Civil District of said County, described according to a survey made by Watkins and Murray, Surveyors, July 9, 1948, as follows:
Beginning in the westerly margin of Franklin Pike 384 feet north of the intersection of Otter Creek Road, said point being the northeast corner of the property conveyed to Frances Harrell Meadors by deed from C. F. Thompson and wife, of record in book 465, page 395, said Register's Office; thence with Meador's north line north 88° west 2,223.7 feet to an iron pin in 18 inch twin poplar; thence north 11° east 505 feet to an iron pin; thence south 83° east 2132.7 feet to an iron pin in the westerly margin of Franklin Pike; thence with the westerly margin of said Pike, south 1° 45' east 308.5 feet to the beginning, containing 21.84 acres, more or less. Title to said property is vested in Nashville Trust Company, Trustee, with full power to sell and convey under the will of W. D. Hardeman, deceased, of record in Will Book 57, page 339, County Court for said County."

Being the same property conveyed to J. Houston King and wife, Lula M. King, by warranty deed from Nashville Trust Company, Trustee under the will of W. D. Hardeman, deceased, which appears of record in Deed Book 1632, Page 365, Register's Office for Davidson County, Tennessee.

Tract 2

"Land in the City of Oak Hill, Davidson County, Tennessee, described according to a survey made April 4, 1955, by Hickerson-Miller, Engineers-Surveyors, as follows:
Beginning at an iron pin and stake in the northerly line, being a fence line, of the property conveyed to Lucille McCrea Evans by deed of record in Book 1169, page 47, Register's Office for said County, said iron pin and stake being 750.6 feet north 88 degrees west of the westerly right-of-way line of the Franklin Pike; thence south 2 degrees 19 minutes east 364.5 feet to a nail in bottle cap in the southerly line of the said property conveyed to Lucille McCrea Evans; thence north 89 degrees 55 minutes west 1084 feet to an iron pin at fence corner; thence south 87 degrees 35 minutes west 180 feet to a fence post; thence south 82 degrees 40 minutes west 285 feet to a corner post, the southwesterly corner of the said Evans property; thence, along the westerly line of the said Evans property, north 2 degrees 35 minutes east 460 feet to a corner post, the northwesterly corner of the said Evans property; thence, along the northerly line of the said Evans property, south 88 degrees east 1512 feet to the beginning, containing the rear 13.8 acres, more or less, of the said Evans property."

Being the same property conveyed to J. Houston King and wife, Lula M. King,

4/21/94 PHASE CHECK

2054

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

by warranty deed from Donnalyn K. Evans, as same appears of record in Deed Book 2901, Page 359, Register's Office for Davidson County, Tennessee.

(Included in the legal descriptions of the two tracts of land aforesaid but expressly excluded from conveyance of any title thereto, is that portion of the aforesaid tracts heretofore sold and title conveyed to James J. Tucker by J. Houston King and wife, Lula M. King as evidenced by warranty deed of record in Deed Book 3067, Page 221, R.O.D.C., Tennessee, and which said deed of conveyance conveyed title to the following tract or parcel of land:

"Land in Davidson County, State of Tennessee, described as follows, to wit: Land in the 7th Civil District of Davidson County, Tennessee, described according to a plat showing boundary survey, made by Hickerson-Miller, Engineers-Surveyors on April 18, 1960, as follows:
Beginning at a point in the westerly margin of Franklin Pike, said point being the northeast corner of the land herein described and the southeast corner of Fieldcrest Estates Subdivision, as of record in Book 2331, Page 124, Register's Office for said County; thence South 1 degree 45 minutes east 72.1 feet to a point which is the beginning of a curve with a radius of 25 feet; thence around said curve 35.3 feet to a point; thence North 82 degrees 54 minutes West 389.2 feet to a point which is the beginning of a curve with a radius of 124.3 feet; thence around said curve 157.8 feet to a point; thence South 24 degrees 20 minutes West 110.4 feet to a point which is the beginning of a curve with a radius of 173.6 feet; thence around said curve 205.6 feet to a point; thence South 2 degrees 19 minutes East 364.5 feet to a point; thence North 89 degrees 55 minutes West 1084 feet to a point; thence South 87 degrees 35 minutes West 180 feet; thence South 82 degrees 40 minutes West 285 feet to the common south corner of the property herein described and the Potter property; thence North 2 degrees 35 minutes East 460 feet; thence North 10 degrees 30 minutes East 505.5 feet to a point, the common north corner of the land herein described and the Potter property; thence South 82 degrees 20 minutes East 625.8 feet to a point; thence South 82 degrees 54 minutes East 1550.5 feet to a point in the west margin of Franklin Pike, the point of beginning.
Being part of the same property conveyed to J. Houston King and wife, Lula M. King, by deed from Donnalyn K. Evans, of record in Book 2901, Page 359, and by deed from Nashville Trust Company, Trustee, under the Will of W. D. Hardeman, deceased, of record in Book 1632, Page 365, Register's Office for Davidson County, Tennessee.")

The anticipated result of this conveyance contemplates approximately 3.68 acres, more or less, fronting approximately 258 feet on the westerly margin of Franklin Pike, but subject to such state of facts as an accurate survey would reveal.
Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the premises.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ .00

Subscribed and sworn to before me, this the 1 day of December 19 84

Affiant Lula M. King

My commission expires: 11/1/87 (Affix Seal)

Notary Public

Witness my hand this 1 day of December, 1984.

Lula M. King
LULA M. KING as Grantor

STATE OF TENNESSEE

COUNTY OF DAVIDSON, SS

Personally appeared before me, Patty Chadwick, a Notary Public in and for said County and State, Lula M. King, the within named bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 1 day of December, 1984.

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Patty Chadwick
NOTARY PUBLIC

PATTY CHADWICK NOTARY PUBLIC DAVIDSON COUNTY, TN

My Commission Expires: 11/1/87

RUSH

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IDENTIF. REFERENCE

DEC 4 10 AM '84

DAVIDSON COUNTY, TN