BOOK 9617 PG 637

THIS INSTRUMENT PREPARED BY:
G. WAYNE DETRING, Attorney at Law
177 East Main Street
Hendersonville, Tennessee 37075

THE PREPARER MAKES NO REPRESENTATIONS OR WARRANTIES AS TO THE ACCURACY OF THE DESCRIPTION OR THE STATUS OF THE TITLE OF THE PROPERTY. THIS DOCUMENT HAS BEEN PREPARED BASED ONLY UPON INFORMATION FURNISHED TO THE PREPARER.

Map 52-16
Group _____
Parcel 3

QUITCLAIM DEED

FROM: HELEN WILSON CUNNINGHAM

NEW OWNER
SEND TAX BILLS TO:
Helen Wilson Cunningham
809 Nix Pass
Madison TN 37115

TO: HELEN WILSON CUNNINGHAM,
Trustee

FOR AND IN CONSIDERATION of the payment of Ten Dollars ($10.00) cash, and other good and valuable consideration, the receipt of which is hereby acknowledged, I, HELEN WILSON CUNNINGHAM, have this day bargained and sold, and by these presents do hereby convey and quitclaim unto HELEN WILSON CUNNINGHAM, Trustee of the HELEN WILSON CUNNINGHAM LIVING TRUST dated March 7, 1995, or her successors, with full power to sell, convey, mortgage or otherwise deal with said property without the joinder of any beneficiary, all my right, title, interest and claim in and to a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

> Land in Davidson County, Tennessee, being Lot No. 56 on the Map of Marlin Meadows, Section No. 1, as of record in Book 1835, Page 108, Register's Office for said County, and described as follows:
>
> BEGINNING at a point in the southeasterly margin of Nix Pass at the common corners of Lots 55 and 56; thence with the margin of said Pass southwesterly 121.3 feet to a concrete monument at the beginning of a curve: thence around said curve in a southeasterly direction 34.66 feet to another concrete monument set in the northeasterly margin of Berwick Trail; thence with the margin of said Trail, southeasterly 114.3 feet to a point in the southeasterly boundary line of said subdivision: thence with the line of the same north 43 deg. 27' east 142.4 feet to a concrete monument; thence north 7 deg. 35 east 31.2 feet to another concrete monument set in the southerly corner of Lot 55; thence with the line between Lots 55 and 56, northwesterly 147.16 feet to the beginning.

BEING the same property conveyed to Louie Cunningham and wife, Helen Wilson Cunningham, by deed from M&M Homes, Inc. of record in Book 2093, Page 575, said Register's Office. Helen Wilson Cunningham is now the sole owner of the subject property, the said Louie Cunningham having since died.

IN WITNESS WHEREOF, I have hereunto set my hand on this the 7 day of March, 1995.

Helen Wilson Cunningham
HELEN WILSON CUNNINGHAM

STATE OF TENNESSEE
COUNTY OF Sumner

BEFORE ME, the undersigned, a Notary Public in and for said county and state, personally appeared HELEN WILSON CUNNINGHAM, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

WITNESS my Hand and Seal at office in Hendersonville Tennessee, this 7 day of March, 1995.

Karen McWelch
NOTARY PUBLIC

KAREN H. WELCH NOTARY PUBLIC SUMNER COUNTY, TENN.

My Comm. Expires: 7/28/96

STATE OF TENNESSEE
COUNTY OF Sumner

The consideration for this transfer is $(-0-).

Helen Wilson Cunningham
AFFIANT

Sworn to and subscribed before me this 7 day of March, 1995.

Karen McWelch
NOTARY PUBLIC

My Comm. Expires: 7/28/96

41711
IDENTIF. A REFERENCE

95 MAR 14 AM 8:22
FELIX [illegible] REGISTER
DAVIDSON COUNTY, TN.

0005 03/14 1101 01CASH
8.00