Address New Owner	Send Tax Bills to:
Ann James Cummings 120 Prospect Hill Nashville, TN 37205	same
Map-Parcel Number 116-8-F120	
This Instrument Prepared by: Thrailkill, Harris & Wood, PLC (AHH) PO Box 2408, Brentwood, Tennessee 37024-2408	

QUITCLAIM DEED

FOR VALUABLE CONSIDERATION, the receipt and sufficiency of which are acknowledged, Thomas L. Cummings, Jr. ("Grantor") hereby sells and quitclaims to Ann James Cummings ("Grantee"), her successors and assigns, all of Grantor's right, title and interest in and to certain land in Davidson County, Tennessee, being more particularly described in Exhibit A attached hereto and incorporated herein by reference (the "Property").

This conveyance of Grantor's interest in the Property is made expressly subject to all limitations, restrictions, and encumbrances as may affect the Property.

Executed this 26 day of August, 1999.

GRANTOR:

Thomas L. Cummings, Jr.

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration for this transfer is $0.

Ann James Cummings, Affiant

Subscribed and sworn to before me, this 26 day of August, 1999.

Notary Public

My Commission Expires: 1/25/2003

STATE OF TENNESSEE

COUNTY OF Williamson

Personally appeared before me, Linda L. Miller, the undersigned, a Notary Public in and for said County and State, the within named Thomas L. Cummings, Jr., the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and seal, at office in Brentwood, Tennessee, this 26th day of August, 1999.

Linda L Miller
Notary Public
My Commission Expires: 1/25/2003

063 0525
MAIL ENV.
99 AUG 31 AM 9:34
WILLIAMSON COUNTY, TN.
REGISTER
DAVIDSON
REFERENCE
1.00
101 COMPUTER
FEE 00/21 00/

Exhibit A

Property Description

A certain building site being Lot No. 120, as shown on the Plan of Sugartree, Phase III, which is of record in Book 5050, Pages 67-71, Register's Office for Davidson County, Tennessee, to which specific reference is here made and together with an appurtenant, non-exclusive interest in the common and limited common areas as shown on said Plan and as provided in the Declaration of Covenants, Conditions and Restrictions referred to hereinbelow.

Being part of the same property conveyed to James I. Vance Berry, Trustee, by Deed From Woodmont County Club of record in Book 4793, Page 185, Register's Office for Davidson County, Tennessee, Richard D. Bird, Trustee, having been appointed Successor Trustee in the place and stead of James I. Vance Berry, Trustee, by an instrument of record in Book 5033, Page 190, said Register's Office.

This conveyance is made subject to the Declaration of covenants, Conditions and Restrictions of record in Book 4857, Page 157, as supplemented and amended by instruments of record in Book 4874, Page 463, Book 4911, Page 356, Book 4996, Page 126, Book 5003, Page 688, Book 5087, Page 220, and Book 5152, Page 401, said Register's Office, and by setback lines, easements, limitations and conditions as shown on the said Plan of record.

This is improved property, known as 120 Prospect Hill, Nashville, Tennessee 37205.

Being the same property conveyed to Thomas L. Cummings, Jr. and wife, Ann James Cummings, by Deed from Richard D. Bird, Trustee, of record in Book 5309, page 285, Register's Office for Davidson County, Tennessee.