Prepared by: J. GREER CUMMINGS, JR.
ATTORNEY AT LAW
414 UNION STREET
P. O. BOX 198062
NASHVILLE, TENNESSEE 37219

Bet 37

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NOS.
Joseph G. Cummings, Jr. 5116 Boxcroft Place Nashville, TN 37205	Joseph G. Cummings, Jr. 5116 Boxcroft Place Nashville, TN 37205	Map 116-13 Parcel 149

BOOK 11666 PAGE 20

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of One Dollar ($1.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Richard L. Cummings (the "Grantor) by these presents does hereby quitclaim and convey unto Joseph G. Cummings, Jr. (the "Grantee"), his heirs and assigns, all of Grantor's right, title and interest [being a one-half (½) undivided interest] in and to a certain tract or parcel of real estate in Davidson County, Tennessee, described on Exhibit A attached hereto, together with all improvements thereon.

This is improved property known as 5116 Boxcroft Place, Nashville, Tennessee 37205.

Said property is conveyed subject to such limitations, restrictions, and encumbrances as may affect the premises.

Said property is neither the principal residence of Grantor nor the homestead of Grantor.

IN WITNESS WHEREOF, Grantor has caused this Quitclaim Deed to be executed on this 25 day of August, 1999.

Richard L. Cummings
Richard L. Cummings

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, Ann Kelly Cargile, Notary Public, Richard L. Cummings, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 25th day of August, 1999.

Ann Kelly Cargile
Notary Public

My Commission Expires: 9/28/02

99 SEP 17 PM 12:02
RECEIVED
FOR REFERENCE
06368.70

0586715.01
100096-001 08/25/1999

STATE OF TENNESSEE

COUNTY OF DAVIDSON

BOOK 11666 PAGE 21

The actual consideration for this transfer is $245,000.00.

Affiant

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

Notary Public

My Commission Expires: 9/08/02

EXHIBIT A

Land in Davidson County, Tennessee, being Lot No. 17 on the Plan of Boxcroft as of record in Book 4860, page 28, Register's Office for said County.

Said Lot No. 17 fronts 56.32 feet on the westerly side of Boxcroft Place and runs back between lines 142.38 feet on the northerly side and 141.73 feet on the southerly side to a line at the rear on which it measures 56.32 feet thereon.

Being the same property conveyed to Joseph G. Cummings and wife, Marion L. Cummings, by deed from John A. Ramsey, Jr. and R. H. Daugherty, d/b/a Ramsey-Daugherty Company, of record in Book 5563, page 90, Register's Office for Davidson County, Tennessee, the said Marion L. Cummings having conveyed all of her right, title and interest therein to Joseph G. Cummings by quitclaim deed of record in Book 6907, page 829, said Register's Office, and the said Joseph G. Cummings having since died.

Being also the same property conveyed to Joseph G. Cummings, Jr., Richard L. Cummings and Marion Latta Nelson, Trustees of the Joseph G. Cummings General Trust, by quitclaim deed from Joseph G. Cummings, Jr. and Richard L. Cummings, Co-Executors of the Estate of Joseph G. Cummings, of record in Book 8286, page 221, Register's Office for Davidson County, Tennessee, the said Marion Latta Nelson having since died, the said Joseph G. Cummings General Trust having therefore terminated, and the said Joseph G. Cummings, Jr. and Richard L. Cummings being the remainder beneficiaries thereof.

Being also the same property conveyed to Joseph G. Cummings, Jr. and Richard L. Cummings, a one-half (½) undivided interest each, as tenants in common, by deed from Joseph G. Cummings, Jr. and Richard L. Cummings, Trustees of the Joseph G. Cummings General Trust, of record in Book 11666 page 17, Register's Office for Davidson County, Tennessee.

This is the same legal description as in the previous deed of record.

0559 09/17 01:01 03CHECK 921.50

0586715.01
100096-001 08/25/1999

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11666 PAGE 23

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED	CFEE - COMPUTER FEE	PRFEE - PROBATE FEE

0636870

99 SEP 17 PM 2:02

CAMT
245000.00
CON TX 906.50
PRFEE 1.00
WDEED 12.00
CFEE 2.00
TOTAL 921.50
CHECK 921.50

09/17/99 01 14:05 0001 9559

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1517518