BOOK 11749 PAGE 258

ADDRESS NEW OWNER	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ann James Cummings 120 Prospect Hill Nashville, Tennessee 37205	Same	93-9-276 93-9-282 93-9-278 93-9-283 93-9-280 93-9-284 93-9-281
This Instrument Prepared by: Thrailkill, Harris & Wood, PLC (AHH) PO Box 2408, Brentwood, Tennessee 37024-2408		

QUITCLAIM DEED

3122 11/19 0101 03CHECK 30.00

FOR VALUABLE CONSIDERATION, the receipt and sufficiency of which is hereby acknowledged, Thomas L. Cummings, Jr. ("Grantor"), has bargained and sold, and by these presents does transfer and convey unto Ann James Cummings ("Grantee"), her heirs, successors and assigns, all of Grantor's interest in and to certain land in Davidson County, Tennessee, (the "Property"), described on Exhibit A attached hereto and incorporated herein by reference.

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 17 day of Nov, 1999.

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 17th day of November, 1999.

Notary Public
My Commission Expires: 1/25/2003

99 NOV 19 PM 2:10

0659094

STATE OF TENNESSEE

COUNTY OF Williamson

Personally appeared before me, Linda L. Miller, Notary Public, Thomas L. Cummings, Jr., the within bargainor, with whom I am personally acquainted, and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand, at office, this 17th day of November, 1999.

Linda L. Miller
Notary Public

My Commission Expires: 12-5-2003

EXHIBIT A - DESCRIPTION OF PROPERTY

PARCEL A:

TRACT 1: Land in Davidson County, Tennessee, being Lot No. 162 and the southerly 37 feet of the northerly 85 feet of Lots Nos. 164 and 166, in McNairy's Plan of West Nashville Lots, as of record in Book No. 9, pages 322 and 323, Register's Office for said County.

Said Lot No. 162 fronts 50 feet on the southerly side of Demonbreun Street and runs back between parallel lines 175 feet to an alley.

Said parts of Lots Nos. 164 and 166 are described together as follows: Beginning on the easterly margin of 12th Avenue, South, 48 feet south of the southerly margin of Demonbreun Street; thence with the easterly margin of 12th Avenue South, southerly 37 feet; thence eastwardly and parallel with Demonbreun Street, 100 feet to the line between Lots 162 and 164; thence with said line, northerly 37 feet to a point 48 feet south of the southerly margin of Demonbreun Street; thence westwardly 100 feet to the easterly margin of 12th Avenue, South, the point of beginning.

Being the same property conveyed to Balton and Cummings Enterprises, Inc., now Cummings Enterprises, Inc., a Tennessee corporation, by deed from Dortha Hart Balton and Ann James Cummings, of record in Book 2035, page 543, Register's Office for Davidson County, Tennessee.

TRACT 2: Land in Davidson County, Tennessee, being part of Lots No. 164 and 166 in McNairy's Plan of West Nashville Lots, as of record in Book 9, pages 322 and 323, Register's Office for said County, described as follows:

Beginning at the southeast corner of Demonbreun Street and 12th Avenue, South, formerly McNairy Street; running thence easterly, with the southerly margin of Demonbreun Street, 100 feet to the northwest corner of Lot No. 162; thence southerly at right angles 48 feet to a point; thence westerly, parallel with Demonbreun Street, 100 feet to 12th Avenue South; thence northerly with the easterly margin of 12th Avenue South, 48 feet to the beginning.

Being the same property conveyed to Cummings Enterprises, Inc., by deed from Commerce Union Bank, Successor Trustee, of record in Book 3341, page 394, Register's Office for Davidson County, Tennessee.

Included in the above described property, but expressly EXCLUDED from this conveyance is a permanent easement for right of way for street purposes granted by Cummings Enterprises, Inc., to Metropolitan Government of Nashville, of record in Book 3850, Page 345, Register's Office for Davidson County, described as follows:

Beginning at the intersection of the southerly margin of Demonbreun Street with the easterly margin of 12th Avenue South, thence running North 61 43' E. along the southern margin of Demonbreun Street for a distance of seven (7.00) feet; thence South 26 16' W., a distance of eight and sixty-two hundredths (8.62) feet to a point in the eastern margin of 12th Avenue South; thence North 28 00' W. along the eastern margin of 12th Avenue South; a distance of five (5.00) feet to the point of beginning, and having an area of 17.50 square feet the same being a part of the tract conveyed to Cummings Enterprises, Inc., as of record in Deed Book 3341, page 394, Register's Office for Davidson County, Tennessee.

TRACT 3: Land in Davidson County, Tennessee, being Lots Nos. 256 and 257 and the easterly 33 feet of Lot No. 258 on McNairy's Plan of West Nashville Lots, as of record in Plat Book 1, page 15, and Minute Book "C", pages 136 and 137, Chancery Court of Nashville.

Said Lots. Nos. 256 and 257 and said part of Lot No. 258 front together 133 feet on the northerly side of Laurel, formerly Locust Street and extend back between parallel lines with the westerly margin of 11th Avenue South, 170 feet to an alley.

Being the same property conveyed to Balton and Cummings Enterprises, Inc. now Cummings Enterprises, Inc. by deed from R. Francis Lee and wife, Gertrude Estes Lee as of record in Book 3161, Page 550, Register' Office for Davidson County, Tennessee.

TRACT 4: Land in Davidson County, Tennessee, being the West 17 feet of Lot No. 258 and the East 16 feet of Lot No. 259 on the Map of McNairy's West Nashville Plan, as of record in Plat Book 1, page 15, Chancery Court at Nashville.

Said parts of said Lots adjoin and front 33 feet on the north dise of Flaurel Street and run back between parallel lines 170 feet, more or less, to an alley.

Being the same property conveyed to Balton and Cummings Enterprises, Inc. now Cummings Enterprises, Inc. by deed from Floyd Reece and wife, Evie Reece, as of record in Book 2139, page 263, Register's Office for said County.

TRACTS 1, 2, 3 and 4 all being the same property conveyed to Thomas L. Cummings, Jr. by deed from Cummings Enterprises, Inc. of record in Book 6500, page 546, Register's Office for Davidson County, Tennessee.

PARCEL B:

TRACT 1:
A tract of land within the First Civil District of Metropolitan Nashville, Davidson County, Tennessee, being all of Lots numbered 156, 158, and 160 on the plan of McNairy's West Nashville Lots as of record in Plat Book 9, page 322 and 323, R.O.D.C., Tennessee and being more particularly described as follows: Beginning at an existing drilled hole in concrete pad at the intersection of the southerly right-of-way line of Demonbreun Street (49.5 foot right-of-way) and the westerly right-of-way line of 11th Avenue, Industrial Boulevard (right-of-way varies); thence,

1. With the westerly right-of-way line of 11th Avenue, Industrial Boulevard, S 31° 11' 00" E, a distance of 175.15 feet to an iron pin set at the intersection of said right-of-way line and the northerly right-of-way line of Alley No. 234 (15 foot right-of-way) thence,

2. Leaving the westerly right-of-way line of 11th Avenue, Industrial Boulevard, with the northerly right-of-way line of Alley No. 234, S 58° 54' 22" W, a distance of 150.00 feet to an existing railroad spike at the common southerly property corner between Lots 160 and 162; thence,

3. Leaving said right-of-way line, with the common property line between Lots 160 and 162, N 31° 06' 14" W, a distance of 175.03 feet to an existing iron pin on the southerly right-of-way line of Demonbreun Street, said pin being the common northerly property corner between Lots 160 and 162; thence,

4. With the southerly right-of-way line of Demonbreun Street, N 58° 51' 48" E, a distance of 149.76 feet to the point of beginning and containing 26,242 square feet or 0.602 of an acre, more or less.

Being the same property conveyed to Braid Electric Company, Inc. by deed from J.L. Perry Company of record in Book 2862, page 563, said Register's Office; and by deed from Tom Hardison and wife Louise Hardison of record in Book 2812, page 243, said Register's Office.

Being the same property conveyed to Thomas L. Cummings, Jr. by deed from Braid Electric Company, Inc., of record in Book 8018, page 369, Register's Office for Davidson County, Tennessee.

TRACT 2:
A tract of land in the First Civil District of Metropolitan Nashville, Davidson County, Tennessee being a portion of Alley No. 234 as shown on the plan of McNairys West Nashville Lots as of record in Plat Book 9, pages 322 and 323. Said alley having been

closed by Council Bill No. 088-220 as of record in Deed Book 7615, page 113, R.O.D.C., Tennessee and being more particularly described as follows:
Beginning at an iron pin set at the intersection of the westerly right-of-way line of 11th Avenue, Industrial Boulevard (right-of-way varies) and the northerly right-of-way line of Alley No. 234 (15 foot right-of-way), said pin being the southeasterly property corner of Lot No. 156; thence,

1. With the westerly right-of-way line of 11th Avenue, Industrial Boulevard, S 31° 11' 00" E, a distance of 7.50 feet to point at the intersection of said right-of-way line and the centerline of Alley No. 234: thence,

2. Leaving said right-of-way line, with the center line of Alley No. 234, S 58° 54' 22" W, a distance of 150.01 feet to a railroad spike set; thence,

3. Leaving the center line of Alley No. 234, with an extension of the common property line between Lots 160 and 162, N 31° 06' 14" W, a distance of 7.50 feet to an existing railroad spike on the northerly right-of-way line of Alley No. 234, said spike being the common southerly property corner between Lots 160 and 162; thence,

4. With the northerly right-of-way line of Alley No. 234, N 58° 54' 22" E a distance of 150.00 feet to the point of beginning and containing 1,125 square feet or 0.026 of an acre, more or less.

This tract is a portion of Alley No. 234 as shown on the plan of McNairy's West Nashville Lots as of record in Plat Book 9, pages 322 and 323, R.O.D.C., Tennessee. Alley No. 234 has been closed by Council Bill NO. 088-220 with easements retained and is recorded in Deed Book 7615, page 113, R.O.D.C., Tennessee; also, see Reciprocal Access Easement as of record in Deed Book 7615, page 107, R.O.D.C., Tennessee.

Together with all of Braid Electric Company, Inc.'s right title and interest in and to that certain Reciprocal Access Easement of record in BK 7615, Page 107, R.O.D.C., Tennessee. This is unimproved property, known as a portion of Alley way No. 234 to the rear of Lots 156, 158 and 160 on Demonbreun Street at 11th Avenue South, Nashville, Tennessee (Industrial Boulevard).

Being the same property conveyed to Thomas L. Cummings, Jr. by Quitclaim Deed from Braid Electric Company, Inc., of record in Book 8018, page 371, Register's Office for Davidson County, Tennessee.

PARCEL C:

Land in Davidson County, Tennessee, more particularly described based on a survey prepared by A & A Engineers, Inc., Howard W. Anderson, Surveyor, Tennessee License

No. 527, P.O. Box 40048, Nashville, Tennessee 37204, dated March 13, 1997, as follows:

Being part of Lots Nos. 164 and 166 in McNairy's Plan of West Nashville Lots, as of record in Book 9, pages 322 and 323, Register's Office for Davidson County, Tennessee and described as follows:

Beginning at an iron pin located in the eastern right of way margin of 12th Avenue South, said pin being 85 feet south of the southerly margin of Demonbreun Street; thence leaving said right of way N 59 deg. 11' 05" E, 100.0 feet to an iron pin; thence S 30 deg. 45' 07" E, 97.50 feet to a point in the centerline of Alley No. 234 (now closed); thence with said centerline S 59 deg. 11' 05" W, 100.0 feet to a point in the eastern right of way margin of 12th Avenue South; thence N 30 deg. 45' 07" W, 97.5 feet to the point of beginning, said tract containing 9,750 square feet, more or less.

Subject to that certain Reciprocal Access Easement of record in Book 7615, page 107, Register's Office for Davidson County, Tennessee.

Together with all right, title and interest in and to that certain Reciprocal Access Easement of record in Book 7615, page 107, said Register's Office.

Being the same property conveyed to Oldfield-Stevens Partnership by deed from Joseph Reeves White, Jr., Betty Lou White Holt, and George Ranson White, II, of record in Book 5882, page 142, Register's Office for Davidson County, Tennessee; and pursuant to Metropolitan Ordinance No. 088-220 closing Alley No. 234.

Further being the same property conveyed to Thomas L. Cummings, Jr. by deed from Oldfield-Stevens Partnership, of record in Book 10386, page 355, Register's Office for Davidson County, Tennessee.