THIS DOCUMENT PREPARED BY:
Michael Davis.
109C EAST AVENUE
GOODLETTSVILLE, TN 37072

MAP: 23
GROUP:
PARCELS: 80,88 & 113

New Owners!
SEND TAX BILLS TO:
Charles L. Cummings
5373 Lickton Pike
Goodlettsville, TN 37072

Instr:200005040045128 Page: 1 OF 2
REC'D FOR REC 05/04/2000 12:16:42PM
RECORD FEE: $10.00
M. TAX: $0.00 T. TAX: $0.00

QUITCLAIM DEED

FOR AND IN CONSIDERATION of love and affection (and no monetary consideration), We, Dorothy W. Cummings and Charles L. Cummings, **(Grantors),** by these presents do hereby quitclaim and convey unto Constance C. Bennett and Joyce C. Speight **(Grantees)** as Tenants in Common with right of survivorship the following described tracts or parcel of land, to wit:

TRACT 1

A certain tract or parcel of land in the 10th Civil District, Davidson County, Tennessee, and more particularly described as follows, to-wit:

Beginning at a stone in the northern boundary line of N.E. Cummings, Sr., near an elm tree about 250 yards E. of Cool Springs; thence W. 64 1\2 yards to a point; thence S 74 1\2 yards to a point; thence E. 64 1\2 yards to a point; thence N. 74 1\2 yards to the beginning.

Being part of the same property conveyed to Charles Little Cummings and wife, Dorothy Waggoner Cummings by deed from N. E. Cummings, Jr., and wife, Virginia Cummings of record in Book 1403, Page 598, Register's Office for Davidson County, Tennessee.

TRACT 2

A certain tract or parcel of land lying in the 10th Civil District of Davidson County, Tennessee on Lickton Pike; more particularly described as follows:
Beginning at an iron pin in the Easterly right-of-way line of Lickton Pike, a corner common to M. O. Hodges and the land herein described; thence with Hodges line; South 88 degrees, 27 minutes, East, 302.1 feet to a point, corner of Charles L. Cummings and Dorothy Waggoner Cummings, formerly Cool Springs School; thence with Cummings line, South 1 degree, 25 minutes West, 223.5 feet; North 88 degrees, 27 minutes East, 193.5 feet; and North 1 degree, 25 minutes East, 111.6 feet to an iron pin by a persimmon tree, corner of Welburn Benton; thence leaving Charles L. Cummings line with Benton line, North 89 degrees, 14 minutes East, 332.25 feet, and South 89 degrees, 41 minutes East, 255.4 feet to an iron pin by a 12-inch cedar; thence continuing with Benton line, North 89 degrees, 46 minutes, East 125.12 feet to an iron pin by a post; thence continuing with Benton line, North 87 degrees, 56 minutes East, 481.87 feet to an iron pin by a post; thence continuing, with Benton line, North 1 degree, 52 minutes West, 393.9 feet to an iron pin; and South 87 degrees, 18 minutes East, 199.0 feet to an iron pin, corner common to Farris; thence with Farris line, South 2 degrees, 07 minutes East, 578.4 feet to a point in the center line of an existing road; thence with the center line of said road, South 53 degrees, 52 minutes West, 168.94 feet; South 57 degrees 10 minutes West, 149.14 feet; South 70 degrees, 56 minutes West, 327.24 feet; South 84 degrees, 10 minutes, West 313.58 feet; North 86 degrees, 42 minutes West, 90.06 feet; South 68 degrees, 58 minutes West, 69.9 feet; North 76 degrees, 05 minutes West, passing the corner of Tract No. 2 of the Noble E. Cummings Plan at 33 feet, in all 404.09 feet; South 84 degrees, 17 minutes West, 576.57 feet to a point in the Easterly right-of-way line of Lickton Pike; thence with said right-of-way line North 5 degrees, 15 minutes East, 170.18 feet to an iron pin; thence continuing with said right-of-way line along a curve to the right, having a radius of 1407.17 feet, a distance of 244.37 feet to an iron pin; thence North 15 degrees, 12 minutes East, 194.6 feet to the point of beginning. Being Tract No. 1 of the Plan of the land of Noble E. Cummings, as divided by him among his children, said Plan not being of record.

Being the same property conveyed to Charles L. Cummings and his wife, Dorothy Waggoner Cummings by deed from Noble E. Cummings and wife, Minnie W. Cummings of record in Book 3312, Page 443, Register's Office for Davidson County, Tennessee.

Included in the above description of Tract 2 but specifically excluded from this transfer are outconveyances of record in Book 4401, Page 75, and Book 4491, Page 6, said Register's Office.

Grantor specifically retains a life estate in above described tracts.

THE PREPARER OF THIS DEED MAKES NO REPRESENTATIONS AS TO THE STATUS OF THE TITLE OF THE PROPERTY DESCRIBED HEREIN. THIS DEED HAS BEEN PREPARED SOLELY FROM INFORMATION FURNISHED TO THE PREPARER WHO MAKES NO REPRESENTATION OTHER THAN IT HAS BEEN ACCURATELY TRANSCRIBED FROM INFORMATION PROVIDED.

IN WITNESS WHEREOF we have hereunto set our hands on the 3rd day of May, 2000.

Charles L. Cummings
Charles L. Cummings
a\k\a Charles Little Cummings

Dorothy Waggoner Cummings
Dorothy Waggoner Cummings

STATE OF TENNESSEE
AT LARGE

Personally appeared before me, Michael Perry Davis, a Notary Public at Large, the within named Charles L. Cummings a\k\a Charles Little Cummings and wife, Dorothy Waggoner Cummings, the Bargainor, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand an official seal this the 3rd day of May, 2000.

Notary Public

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My commission expires: 11/30/2002

The actual consideration or value whichever is greater, for this transfer is $0.

Charles L. Cummings
Affiant

Sworn and subscribed before me, this the 3rd day of May, 2000.

Notary Public

NOTARY PUBLIC DAVIS STATE OF TENNESSEE

My Commission Expires: 11/30/2002