TN I 5010 63

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $227,000.00

Affiant

Subscribed and sworn to before me, this 8th day of May, 2000.

My commission expires: 8-12-03

Notary Public

WARRANTY DEED

Instr:200006090058029 Page: 1 OF 3
REC'D FOR REC 06/09/2000 2:28:55PM
RECORD FEE: $15.00
T. TAX: $0.00 T. TAX: $839.90

Address of New Owner & Send Tax Bills to:	**Prepared By:** Robbie L. McLean, 5342 Western Ave., Knoxville, TN 37921
112 GLENWAY AVENUE NASHVILLE, TN 37215	**Return To:** TransContinental Title Company, 2630 Elm Hill Pike, Ste. 100, Nashville, TN 37214

map & parcel no. 146-16-0-C/048.00

For and in consideration of the sum of Ten and No/100 ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged,

M.M.E. LIMITED PARTNERSHIP

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto

CHARLES CUMMINGS, A MARRIED MAN

hereinafter called the Grantee, his heirs and assigns, a certain tract of land in DAVIDSON County, Tennessee, described as follows:

See Appendix A

Court

Property Address: 112 GLENWAY ~~AVENUE~~, NASHVILLE, TN 37215

This conveyance is made subject to:

1. 20__ taxes, which have been prorated and assumed by Grantee.

2. Restrictive covenants contained in instrument of record in Book _____, page _____, Register's Office for said County.

3. Matters shown on the Plan of record in Plat Book ____, page ____, Register's Office for said County.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular numbers shall include the plural, the plural and singular, and the use of any gender shall be applicable to all genders.

WITNESS my hand this 10th day of May, 2000.

W H Eason Jr operating manager

State of Tennessee
County of Davidson

On this 10th day of May, 2000, before me personally appeared W H Eason Jr to me known to be the person(s) described in or proved to me on the basis of satisfactory evidence, and who executed the foregoing instrument, and who acknowledged the execution of the same to be his free act and deed.

Witness my hand and official seal,
My Commission expires:
8-12-03

NOTARY PUBLIC AT LARGE WILSON COUNTY, TENNESSEE

Christine R. Rogers
Notary Public

WARRANTY DEED

The preparer of this Deed makes no representation as to the status of the title of the property described herein, or as to the accuracy of description.

Exhibit "A"

LOT 14 OF DOVER GLEN, PHASE 2 AS SHOWN ON PLAT OF RECORD IN PLAT BOOK 7900, PAGE 562, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION OF SAID LOT.

BEING A PORTION THE SAME PROPERTY CONVEYED TO M.M.E. LIMITED PARTNERSHIP BY QUIT CLAIM DEED FROM DEVON HILLS PARTNERS, LP DATED MARCH 6, 1992 AND RECORDED IN BOOK 8568, PAGE 201, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.