Davidson County DEEDWARR
Recvd: 03/15/04 08:29 2pgs
Fees:13.00 Taxes:61.05

20040315-0028999

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $16,500.00.

Subscribed and sworn to before me, this 4th day of March, 2004.

My Commission Expires: _____

JAMES H. BOYD, JR. NOTARY PUBLIC AT LARGE RUTHERFORD COUNTY, TENN. My Commission Expires 09/10/2005

Affiant

Notary Public

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY
FIRST NATIONAL FINANCIAL TITLE SERVICES
1418 WEST MAIN STREET
SUITE B
LEBANON, TN 37087

ADDRESS OF NEW OWNER:		SEND TAX BILLS TO:	
NAME: CHARLES M. CUMMINGS JUDY D. CUMMINGS		NAME: CHARLES M. CUMMINGS JUDY D. CUMMINGS	
STREET ADDRESS: 3969 DRAKES BRANCH RD.		STREET ADDRESS: 3965 DRAKES BRANCH RD.	
CITY: NASHVILLE	STATE: TENNESSEE	CITY: NASHVILLE	STATE: TENNESSEE
ZIP CODE: 37218		ZIP CODE: 37218	
MAP & PARCEL NO.: 069-00-0 024.04			

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, FREEMAN HARRIS, A SINGLE MAN

HEREINAFTER CALLED GRANTOR HAS, BARGAINED AND SOLD, AND BY THESE PRESENTS DO HEREBY TRANSFER AND CONVEY UNTO CHARLES M. CUMMINGS AND JUDY D. CUMMINGS, HUSBAND AND WIFE

HEREINAFTER CALLED GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND, TOGETHER WITH ALL TENEMENTS, HEREDITAMENTS AND APPURTENANCES THERETO, LOCATED IN DAVIDSON COUNTY, STATE OF TENNESSEE, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A tract of land in the 13th Civil District of Davidson County, Tennessee, being known as Tract 2 of the T.P. Mims Land on Drakes Branch Road and being described as follows:

Beginning at an iron pin on the North margin of Drakes Branch Road, a 50 foot road at a point North 65° 45' East a distance of 86.5 feet from the Southeast corner of Lot No. 18 in Enchanted Hills, as of record in Book 3300, Page 96, in Register's Office for Davidson County, Tennessee; thence North 74° 15' West a distance of 225 feet to an iron pin; thence North 65° 45' East a distance of 96 feet to an iron pin; thence South 24° 15' East a distance of 225 feet to an iron pin on the North margin of Drakes Branch Road; thence with the said North margin, South 65° 45' West a distance of 96 feet to the point of beginning and containing 0.50 acres, more or less.

BEING the same property conveyed to Freeman Harris by Quit Claim Deed from Geneva McKissack Harris, a single woman, dated 01/06/1993, recorded 01/19/1993, in Book 8842, Page 659, in the Register's Office ofDavidson County, Tennessee Records.

THIS IS UNIMPROVED PROPERTY KNOWN AS 3969 DRAKES BRANCH RD., TRACT 2 OF THE T.P. MIMS LAND, NASHVILLE, TN 37218

TO HAVE AND TO HOLD THE SAID TRACT OR PARCEL OF LAND, WITH ALL THE APPURTENANCE, ESTATE, TITLE AND INTEREST THERETO BELONGING TO THE SAID GRANTEES, THEIR HEIRS AND ASSIGNS, FOREVER; AND I DO COVENANT WITH THE SAID GRANTEES THAT I AM LAWFULLY

SEIZED AND POSSESSED OF SAID LAND IN FEE SIMPLE, HAS A GOOD RIGHT TO CONVEY IT, AND THE SAME IS UNENCUMBERED,

UNLESS OTHERWISE HEREIN SET OUT; AND I DO FURTHER COVENANT AND BIND MYSELF, MY 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..

WITNESS MY HAND THIS 4TH DAY OF MARCH, 2004.

Freeman Harris
FREEMAN HARRIS

State of Michigan } ss
County of Genesee

On this the 4th day of March, 2004, before me, the undersigned Notary Public, personally appeared **Freeman Harris**, known to me (or satisfactorily proven) to be the person whose nameis subscribed to the within instrument, and acknowledged that he executed the same for the purposes therein contained.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.

Notary Public Richard L. [illegible]
My commission expires 12

NOTARY PUBLIC — GENESEE CO., MICH. — RICHARD L. BOARDMAN

WARRANTY DEED