FILE COPY

QUITCLAIM DEED

THIS INSTRUMENT
PREPARED FROM INFORMATION
FURNISHED BY THE PARTIES.

ZANA C. PETTY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TENN

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 0.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th day of December, 2004

Notary Public:

MY COMMISSION EXPIRES: 1-27-07
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
C and N Properties, LLC	New Owner	Map 075
P.O. Box 1615		Group 07-0
Mt. Juliet, TN 37122		Parcel 113.00

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, we

Clark Cummings and Mark Nelson and wife, Kelli Nelson (Married)

hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto

C and N Properties, LLC

hereinafter called the GRANTEES, their heirs and assigns, all their right, title and interest in and to that certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

BEING Lot No. 96 on the Plan of Highlands of Tulip Grove, Section I, as of record in Plat Book 4675, page 26, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description. Included in this description is the northerly 4.5 feet of Lot No. 96, as referred to in Quitclaim Deed of record in Book 5610, page 744, Register's Office for Davidson County, Tennessee; however is not included in this conveyance.

Being the same property conveyed to Clark Cummings, Mark Nelson and wife, Kelli Nelson, by deed from Daniel H. Barrett, of record in Instrument 200410010118607, said Register's Office.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )
This is Improved (X) property, known as 4381 Baton Rouge Drive, Hermitage, TN 37076

Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this 27th +28th day of December, 2004. and this 1 day of March, 2005

Clark Cummings

Mark Nelson

Kelli Nelson

This property is not a marital residence and as such is not subject to any homestead, dower or other marital interest as contemplated by T.C.A. 260-2-307 or other similar statute.

Davidson County DEEDQC
Recvd: 03/07/05 15:21 2 pgs
Fees:12.00 Taxes:0.00
20050307-0024912

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Clark Cummings, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 28th day of December, 2004.

My Commission Expires: 1/29/05

Notary Public

PATRICIA NICHOLS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Mark Nelson, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 27th day of December, 2004.

My Commission Expires: 1-27-07

Notary Public

ZINA C. PETTY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Kelli Nelson, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville Tennessee, this 1 day of March, 2005.

My Commission Expires: 07-30-05

Notary Public

MARILYN S. PETERSEN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.