THIS INSTRUMENT PREPARED BY:
Richard A. Northcutt, Attorney
217 Pineway Drive
Nashville, TN 37217

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 the transfer is $ - 0 -

X Clark B Cummings
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th DAY OF June, 2005.

Notary Public
My Commission Expires: 1-27-07

FROM:	TO:	
Clark B. Cummings, married and Kelli Nelson and husband, Mark Nelson	C AND N Properties, LLC	
ADDRESS OF NEW OWNER:	**SEND TAX BILLS TO:**	**MAP-PARCEL NO.:**
C and N Properties, LLC 4304 Adelaide Ct. Mt. Juliet, TN 37122	First Magnus Financial Corp. 603 North Wilmot Tucson, AZ 85711	MAP # 75-6 PARCEL # 129

QUITCLAIM DEED

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, CLARK B. CUMMINGS, MARRIED AND KELLI NELSON AND HUSBAND, MARK NELSON, hereinafter called the GRANTORS, have bargained and sold, and by these presents do quitclaim 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 a certain tract or parcel of land described as follows, to wit:

BEING Lot No. 4, on the Plan of Section 5, Hermitage Estates, of record in Book 4175, Page 67, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Clark B. Cummings, married and Kelli Nelson and husband, Mark Nelson, by deed from Billy Wayne Hentz and wife, Debbie L. Hentz, of record in Instrument 20050610-0066855, said Register's Office.

Davidson County DEEDQC
Recvd: 06/15/05 09:47 2 pgs
Fees:12.00 Taxes:0.00
20050615-0068228

The street address of the Real Property is 4287 Sweden Drive - Hermitage, TN 37076, Unimproved/ X Improved real property.

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.

IN WITNESS WHEREOF, GRANTORS have caused this QUITCLAIM DEED to be executed on this 10th day of June, 2005.

GRANTORS

Clark B Cummings
Clark B. Cummings

Kelli Nelson

Mark Nelson
Mark Nelson

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and official seal at office, this 10th day of June, 2005.

My commission expires: 1-27-07

NOTARY PUBLIC

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