THIS INSTRUMENT PREPARED BY AND RETURN TO:
COMMONWEALTH TITLE AGENCY OF NASHVILLE, INC.
333 GALLATIN ROAD SOUTH
MADISON, TENNESSEE 37115

ADDRESS NEW OWNER:	MAP/PARCEL NUMBER:
JAMES E. SUMMAR, JR.	MAP 18, PARCEL14
7800 OLD SPRINGFIELD PIKE	
GOODLETTSVILLE, TENNESSEE 37072	
SEND TAX BILLS TO:	
JAMES E. SUMMAR, JR.	
7800 OLD SPRINGFIELD PIKE	
GOODLETTSVILLE, TENNESSEE 37072	

Davidson County DEEDQC
Recvd: 08/24/05 08:23 3 pgs
Fees:17.00 Taxes:0.00

20050824-0100679

STATE OF TENNESSEE :
COUNTY OF DAVIDSON :

THERE IS NO MONETARY CONSIDERATION WHATSOEVER FOR THIS TRANSFER, this 19th DAY OF AUGUST, 2005.

AFFIANT

SWORN TO AND SUBSCRIBED BEFORE ME THIS 19th DAY OF AUGUST, 2005.

NOTARY PUBLIC

MY COMMISSION EXPIRES:

BARBARA BLACK NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 26, 2005

QUITCLAIM DEED

FOR AND IN CONSIDERATION OF THE SUM OF ONE ($1.00) DOLLAR, CASH IN HAND PAID AND OTHER GOOD AND VALUABLE CONSIDERATIONS, the receipt and sufficiency of which are hereby expressly acknowledged, I, REBECCA W. HITT, hereinafter referred to as GRANTOR, do hereby quitclaim and convey unto JAMES E. SUMMAR, JR., his successors, heirs and assigns, hereinafter referred to as GRANTEE, all of my right, title and interest in and to certain real estate in DAVIDSON County, Tennessee, said property being more particularly described on Exhibit "A" attached hereto and incorporated herein by reference as if fully set forth herein.

This is improved property known as 7800 Old Springfield Pike, Goodlettsville, Tennessee 37072.

SAID PROPERTY is conveyed subject to such limitations, restrictions and encumbrances as may affect the premises.

WITNESS my hand and seal on this the 19th day of AUGUST, 2005.

Rebecca W. Hitt
REBECCA W. HITT

STATE OF TENNESSEE:
COUNTY OF DAVIDSON:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, REBECCA W. HITT, the within named bargainor, with whom I am personally acquainted (or who proved TO ME upon satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at GOODLETTSVILLE, TENNESSEE, on this the 19th day of AUGUST, 2005.

Barbara Black
Notary Public

My Commission Expires:_____

BARBARA BLACK
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 26, 2005

EXHIBIT "A"

A tract of land in the 2nd Civil District of Nashville, Davidson County, Tennessee, being generally located in the northeast quadrant of the intersection of Old Springfield Pike and Dickerson Road and being all of Lot One, on the final plat of the Bill Hitt Subdivision as evidenced in Book 7900, Page 232, R.O.D.C., TN, and being more particularly described as follows:

Beginning at a point in the easterly margin of said Old Springfield Pike, said point being 2474' more or less northerly along said margin from the westerly margin of Dickerson Road, said point being the western most corner of Lot Two of the final plat of said Bill Hitt Subdivision; thence

1) with the line of said Lot Two, North 56 deg. 01' 03" East a distance of 270.00' to a point, thence

2) with the line of said Lot Two, North 33 deg. 58' 57" West a distance of 326.31' to a point in Walkers Creek, thence

3) with Walkers Creek, South 39 deg. 37' 28" West a distance of 245.80' to a point in Walkers Creek thence

4) with the easterly margin of Old Springfield Pike, South 26 deg. 24' 07" East a distance of 259.21' to the point of beginning and containing 1.68 acres more or less.

Being the same property conveyed to Rebecca W. Hitt, individually by an executor's Quitclaim Deed from Rebecca W. Hitt, Executor of the Estate of Billy Hitt and a Co-Trustee of the Family Trust created under the Will of Billy Hitt and James E. Summar, Sr., Co-Trustee of the said Family Trust, of record in Book 9899, Page 567, Register's Office for Davidson County, Tennessee. Rebecca W. Hitt having subsequently conveyed one-seventh (1/7) interest in and to said property as follows: in Quitclaim Deed of record in Book 9899, Page 571, as corrected by deed of record in Book 11413, Page 526, a one-seventh (1/7) interest to Elizabeth Summar Anderson and a one-seventh (1/7) interest to James E. Summar, Jr.; in Quitclaim Deed of record in Book 10685, Page 526, as corrected by deed of record in Book 11413, Page 523, a one-seventh (1/7) interest to Elizabeth Summar Anderson and a one-seventh (1/7) interest to James E. Summar, Jr.; in Quitclaim Deed of record in Book 11413, Page 520 a one-seventh (1/7) interest to Elizabeth Summar Anderson and a one-seventh (1/7) interest to James E. Summar, Jr.; the said Elizabeth Summar Anderson having then conveyed all of her right, title and interest in and to said property to James E. Summar, Jr. by Quitclaim Deed to James E. Summar, Jr. all resulting in James E. Summar being vested with a six-sevenths (6/7) undivided interest in and to said property with a one-seventh (1/7) undivided interest being retained by Rebecca W. Hitt.