Davidson County DEEDWARR
Recvd: 11/14/05 15:18 2 pgs
Fees:13.00 Taxes:2882.30

20051114-0137551

Return to: First Title and Escrow Company, Inc.
File Number 24825 Box 9B

[ADDRESS NEW OWNER:]	[SEND TAX BILLS TO:]	[MAP-PARCEL NO.]
Tom Radcliff and wife, Cynthia Radcliff	Pinnacle National Bank	Map 144-3
1101 Lynnwood Blvd.	211 Commerce St., #300	Parcel 38
Nashville, TN 37215	Nashville, TN 37201	

This instrument prepared by : Robert J. Notestine, III, Attorney, 4515 Harding Pike, Ste. 315, Nashville, Tennessee 37205.

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, **Thomas L. Cummings, III and wife, Mary E. Cummings** (The "Grantors") have bargained and sold, and by these presents does transfer and convey unto **Tom Radcliff and wife, Cynthia Radcliff** (The "Grantees"), their heirs and assigns with full power to mortgage, convey and encumber or otherwise dispose of, without joinder of any beneficiary, the tract or parcel of land in Davidson County, State of Tennessee, being more particularly described as follows, to wit:

Land in the 7th Civil District of Davidson County, Tennessee, being Lot No. 53 on the Plan of Chickering Hills, Section 2, as of record in Book 2331, page 137, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

Being the same property conveyed to Thomas L. Cummings, III and wife, Mary E. Cummings by Warranty Deed from Patricia Ann Roe, an unmarried person of record in Instrument Number 20030219-0021458, said Register's Office for Davidson County, Tennessee.

This is the same description as used in the last deed of record.

This conveyance is subject to the following:

1. Taxes for the year 2006 and subsequent years.
2. Any and all matters appearing on the Plan of record in Book 2331, page 137, said Register's Office.

This is improved property commonly known as 1101 Lynnwood Boulevard, Nashville, Tennessee 37215.

[STATE OF TENNESSEE]
[COUNTY OF DAVIDSON]

The actual consideration or value, whichever is greater for this transfer is $779,000.00.

Cathrin M. Wood
Affiant

Subscribed and sworn to before me this 14 day of November, 2005.

CHRISTINA M. READ NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
AT LARGE
Christina M. Read
My Commission Expires
November 25, 2006
STATE OF TENNESSEE

Christina M. Read
Notary Public

My Commission Expires: _____

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantees, their heirs and assigns, forever.

And Grantors do covenant with the said Grantees that the Grantors are lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered except as set forth herein above.

And Grantors do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the Property to the said Grantees, their heirs and assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantors have caused this Deed to be executed this 7th day of November, 2005.

Thomas L. Cummings, III, By: Mary E. Cummings, Attorney-In-Fact

Mary E. Cummings

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned a Notary Public, in and for the State and County aforesaid, personally appeared Thomas L. Cummings, III and wife, Mary E. Cummings with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 7th day of November, 2005.

Notary Public

ROBERT JOHN NOTESTINE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires: 9-19-2009

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned a Notary Public, in and for the State and County aforesaid, personally appeared Mary Ella Cummings with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, executed the foregoing instrument on behalf of Thomas L. Cummings III and who acknowledged that she executed the same as the free act and deed of the said Thomas L. Cummings III.

WITNESS my hand and official seal at Nashville, Tennessee, this 7th day of November, 2005.

ROBERT JOHN NOTESTINE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires: 9-19-2009