This instrument was prepared by:

Smith, Hirsch & Blackshear, PLC
One Vantage Way, Suite B-105
Nashville, Tennessee 37228
(615) 242-5003

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater is $-0-.

Affiant

Subscribed and Sworn to before me, this 26th day of February, 2006.

Notary Public

My Commission Expires: 7/21/2007

CAROLYN PIPHUS
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.
My Commission Expires JULY 21, 2007

MAP/PARCEL#: 072-15-065.00

The Name and Address of the new owners are:

Annie M. Cummings
2113 Burns Street
Nashville, TN 37216

MAIL TAX BILLS TO:

SAME

Davidson County DEEDQC
Recvd: 02/28/06 15:55 2 pgs
Fees:17.00 Taxes:0.00
20060228-0023209

QUITCLAIM DEED

THAT FOR AND IN CONSIDERATION of love and affection (and no monetary consideration) and for the express purpose of making a re-conveyance to create a free hold estate in Annie M. Cummings (fee simple), We, John R. Cummings and Annie M. Cummings by these presents do hereby quitclaim and convey unto Dorothy Piphus, Trustee, her heirs and assigns, the following described tract or parcel of land, to wit: being in Davidson County, Tennessee and more particularly described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 51 on the Plan of Burns Subdivision of Maxey's Addition to Brownsville, of record in Book 161, page 98, Register's Office for said County.

Said Lot No. 51 fronts 50 feet on the east side of Burns Avenue and extends back between parallel lines 150 feet to an alley.

Being the same property conveyed to John R. Cummings and wife, Annie M. Cummings, by warranty deed from Joe Isaac Sisney and wife, Jane Anna Sisney, of record in Book 3966, page 445, said Register's Office.

This is improved property known as 2113 Burns Avenue, Nashville, Tennessee.

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

And now, I, the said Dorothy Piphus, Trustee, for the express purpose of carrying out the intent of this conveyance, as above set out, do hereby quitclaim and convey unto, Annie M. Cummings, her heirs and assigns, the same property hereinabove described and

set forth, to which reference is here made, and said property is conveyed subject to the same limitations, restrictions and encumbrances as may affect the premises, as above set forth.

Witness our hands at office in Nashville, Tennessee this 26th day of February, 2006.

John R. Cummings

Annie M. Cummings

Dorothy Piphus, Trustee

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 **John R. Cumings and wife, Annie M. Cummings**, the bargainors with whom I am personally acquainted (or who proved to me on the basis of satisfactory evidence) to be the persons who executed the forgoing document and who upon oath, acknowledged that they executed the foregoing document for the purposes therein contained.

Witness my hand and seal, at office in Nashville, Tennessee, this 26th day of February, 2006.

Notary Public

CAROLYN PIPHUS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires: 7/21/2006

My Commission Expires JULY 21, 2007

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 **Dorothy Piphus, Trustee,** the bargainor with whom I am personally acquainted (or who proved to me on the basis of satisfactory evidence) to be the persons who executed the forgoing document and who upon oath, acknowledged that she, as Trustee, executed the foregoing document for the purposes therein contained.

Witness my hand and seal, at office in Nashville, Tennessee this 26th day of February, 2006.

Notary Public

CAROLYN PIPHUS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires: 7/21/2006

My Commission Expires JULY 21, 2007