Davidson County DEEDQC
Recvd: 05/26/06 14:12 4 pgs
Fees:27.00 Taxes:0.00
20060526-0062408

This Instrument Prepared Without Title Search,
From Information Provided by the Parties, by:
JOHN P. BROWN, III, ATTORNEY AT LAW
3052 Lebanon Road
Nashville, TN 37214
PH: (615) 883-4998

FROM: WILLIAM L. CUMMINGS and wife, LINDA A. CUMMINGS

TO: JOHN P. BROWN, III, TRUSTEE

AND

FROM: JOHN P. BROWN, III., TRUSTEE

TO: WILLIAM L. CUMMINGS and DANIEL SCOTT CUMMINGS

ADDRESS NEW OWNER:
WILLIAM L. CUMMINGS
and DANIEL SCOTT CUMMINGS
712 Netherland Drive
Hermitage, TN 37076

SEND TAX BILLS :
SAME AS OWNER

MORTGAGEE:
NONE

MAP & PARCEL:
MAP 075
PARCEL 59.00

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of TEN & NO/100 ($10.00) DOLLARS and for other good and valuable consideration the receipt and sufficiency of which is hereby acknowledged, we, William L. Cummings and wife, Linda A. Cummings, the Grantors, in order to create a fee simple title in the Grantees, have bargained and sold and by these presents do quitclaim and convey unto John P. Brown, III, hereinafter the Trustee, his successors and assigns, all of our right, title and interest in and to a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot Number 68 of Tulip Grove, Section III, of record in Plat Book 6900, Page 262, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to William L. Cummings and wife, Linda A. Cummings, by Quitclaim Deed dated May 17, 2005, from John P. Brown III, Trustee, of record in Instrument Number 20050519-0056715, Register's Office for Davidson County, Tennessee. The said Linda A. Cummings joins in this conveyance for the purpose of conveying all of her interest (marital and otherwise) in the above-described real property to Williams L. Cummings and Daniel Scott Cummings.

This is improved property located and known as 712 Netherland Drive, Hermitage, Davidson County, Tennessee, 37076.

Said property is conveyed subject to such limitations, restrictions, defects, if any, and encumbrances as may affect the premises.

And now I, the said John P. Brown, III, Trustee, for the express purpose of carrying out the intent of this conveyance, do hereby quitclaim and convey fee simple title to William L. Cummings and Daniel Scott Cummings, as tenants in common with right of survivorship, all of my right, title and interest in and to 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, defects, if any, and encumbrances as may affect the premises, as set forth above.

IN WITNESS WHEREOF, we have hereunto set our hands this the 23 day of May, 2006.

WILLIAM L. CUMMINGS

LINDA A. CUMMINGS

JOHN P. BROWN, III, Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the Undersigned Notary Public in and for said County and State, the within named **WILLIAM L. CUMMINGS**, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within Quitclaim Deed for the purposes therein contained, with full right, power and authority so to act.

Witness my hand and official seal this the 23 day of May, 2006.

NOTARY PUBLIC

MY COMMISSION EXPIRES: November 24, 2007

My Commission Expires: _____

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the Undersigned Notary Public in and for said County and State, the within named **LINDA A. CUMMINGS**, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within Quitclaim Deed for the purposes therein contained, with full right, power and authority so to act.

Witness my hand and official seal this the 23 day of May, 2006.

NOTARY PUBLIC

My Commission Expires:

MY COMMISSION EXPIRES: November 24, 2007

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the Undersigned Notary Public in and for said County and State, the within named **JOHN P. BROWN, III**, Trustee, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within Quitclaim Deed for the purposes therein contained, with full right, power and authority so to act..

Witness my hand and official seal this the 24th day of May, 2006.

JULIE O. GRUBBS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

NOTARY PUBLIC

My Commission Expires: _____

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $NONE.

AFFIANT

Subscribed and sworn to before me this 23 day of May, 2006.

NOTARY PUBLIC

MICHELE A. KLEIN NOTARY PUBLIC AT LARGE DAVIDSON CO. TENN.

COMMISSION EXPIRES: November 24, 2007

My Commission Expires: _____