PREPARED BY (AND RETURN TO):

WILKINS & IVEY
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Davidson County DEEDWARR
Recvd: 09/21/06 09:21 2 pgs
Fees:13.00 Taxes:3293.00
20060921-0116939

W & I Ref:(_____) Title No: 48143
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Joseph G. Cummings III Mary Britton Cummings 4343 Sneed Road Nashville, Tennessee 37215	Pinnacle National Bank 211 Commerce Street, Suite 300 Nashville, Tennessee 37201

TAX MAP-PARCEL NUMBERS: 13008004000

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$890,000.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **John W. Barton III and spouse, Shannon Barton**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Joseph G. Cummings III and spouse, Mary Britton Cummings** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee being Lot No. 1 on the Plat of the Resubdivision of Lots 15 and the southerly ½ of Lot 14 belle Meade Annex as of record at Plat Book 6050, page 276, Register's Office for said County, to which reference is hereby made for a full description of said lot.

Being the same property conveyed to John W. Barton, III and wife, Shannon K. Barton by deed from K&K Investments, a partnership consisting of Keith Perryman and Kimmy Perryman of record in Book 7095, page 956, dated December 30, 1986, Register's Office for Davidson County, Tennessee.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 2006, and subsequent years; The Plan, with Owner's Certificate, of record in Plat Book 6050 Page 276, said Register's Office, which Plan shows a minimum building setback line and easement to which Plan reference is hereby made for a more complete description thereof. Driveway Easement Agreement of record in Doc. No. 20000926-0095229 said Register's Office.

This is improved property, known as: 4343 Sneed Road, Nashville, Tennessee 37215

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 20th day of September, 2006.

John W. Barton III

Shannon Barton

State of TENNESSEE

County of DAVIDSON

On this 20th day of September, 2006 , before me the undersigned authority, personally appeared John W. Barton III and Shannon Barton , to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: CHRISTY W. IVEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. My Commission Expires JULY 21, 2007

Notary

State of TENNESSEE

County of DAVIDSON

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is $890,000.00

Affiant

Sworn and subscribed before me this the 20th day of September, 2006

My Commission Expires: CHRISTY W. IVEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. My Commission Expires JULY 21, 2007

Notary Public