This Instrument Prepared By:
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Davidson County DEEDQC
Recvd: 12/29/06 11:19 3 pg
Fees:17.00 Taxes:0.00
20061229-0160680

QUITCLAIM DEED

Grantor: **Mary-Helen I. Marigza**	
Grantee: **Lilla I. Marigza and husband, Brian Cummings**	
County: **Davidson, Tennessee.**	
Name and Address of New Owner:	**Send Tax Bills To: Same**
Lilla I. Marigza and Brian Cummings 1903 Wildwood Avenue Nashville, TN 37212	**Map and Parcel No. (s):** 11704020800

Affidavit of Consideration

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $ -0- .

Affiants:

Lilla I. Marigza

Brian Cummings

Subscribed and sworn to before me, this 29th day of December, 2006.

Notary Public
My commission Expires Sept. 22, 2007.

D. JEFFERSON HERRING STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

affix seal here

FOR AND IN CONSIDERATION of ten dollars ($10) cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged, **Mary-Helen I. Marigza,** an unmarried person, ("Grantor") does hereby quitclaim and convey unto **Lilla I. Marigza** and husband, **Brian Cummings,** (together, "Grantee"), all of Grantor's right, title and interest in and to the land described in the attached Exhibit A (the "Property"). The Property is conveyed to Grantee subject to such limitations, restrictions and encumbrances as may affect the Property including those listed on Exhibit A.

IN WITNESS WHEREOF, Grantor has executed this Quitclaim Deed on this 29th day of December, 2006.

Mary-Helen I. Marigza

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, **Mary-Helen I. Marigza**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and seal in Nashville, Tennessee, this 29th day of December, 2006.

Notary Public

My Commission Expires September 22, 2007.

D. JEFFERSON HERRING
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

EXHIBIT A

Land in Davidson County, Tennessee, described as follows:

Lot No. 1 of the resubdivision of part of Lot No. 1, A.B. Montgomery Lands, as shown on the Plat of Record recorded as Instrument No. 20001101-0108146, Register's Office for Davidson County, Tennessee.

Being a part of the same property conveyed to Rupert M. Marigza and wife, Mary-Helen I. Marigza, from R & M Real Estate, a Tennessee general partnership, by deed of record in Book 7031, page 629, Register's Office for Davidson County, Tennessee. And the said Rupert M. Marigza died on September 7, 1998, and Mary-Helen I. Marigza became the sole owner by survivorship. And being the same property an undivided twelve and one-half percent (12-1/2%) interest therein, and an undivided fourteen percent (14%) interest therein, were purportedly conveyed to The Mary Helen I. Marigza Irrevocable Gift Trust created on December 30, 2005, with Lilla I. Marigza as Trustee, from Mary-Helen I. Marigza, an unmarried person, by deeds of record as Instrument Numbers 20060113-0005397 and 20060113-0005396, respectively, Register's Office for Davidson County. And The Mary-Helen I. Marigza Irrevocable Gift Trust created on December 30, 2005, with Lilla I. Marigza as Trustee, conveyed its entire interest in the Property to Mary-Helen I. Marigza by deed of record as Instrument No. 20061229016067 9, Register's Office for Davidson County, Tennessee.

This is improved property known as 1901 Wildwood Avenue, Nashville, Tennessee.

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