BILL GARRETT, Davidson County
Trans:T20100044929 DEEDWARR
Recvd: 07/22/10 13:08 2 pgs
Fees:13.00 Taxes:1110.00
20100722-0057482

THIS INSTRUMENT PREPARED BY: GEORGE V. CRAWFORD, JR. **GULLETT, SANFORD, ROBINSON & MARTIN, PLLC** 315 DEADERICK STREET, SUITE 1100 P. O. BOX 198888 NASHVILLE, TENNESSEE 37219-8888 (615) 244-4994	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is $300,000.00. Elizabeth A. Cummins Affiant Subscribed and sworn to before me, this 21st day of July, 2010. Notary Public My Commission Expires:

GEORGE V. CRAWFORD, JR. NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY
My Commission Expires MAY 2, 2011

Address New Owner As Follows:
Elizabeth A. Cummins
109 Lincoln Court
Nashville, TN 37205

Send Tax Bills To:
Same

Map-Parcel Number:
116CB0 136.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **RICHARD F. CUMMINS AND WIFE, MARY ARMISTEAD CUMMINS**, hereinafter called the Grantors, have bargained and sold, and by these presents does transfer and convey unto **ELIZABETH A. CUMMINS**, hereinafter called the Grantee, her heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot Nos. 9 and 10 of Block 2 on the Plan of Map of the Courts of Bellemeade, of record in Book 547, page 141, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Richard F. Cummins and wife, Mary Armistead Cummins, by deed dated January 8, 1996, from Maurice William Pinson, Jr. and wife, Kathleen Kral Pinson, of record in Book 9915, page 126, Register's Office for Davidson County, Tennessee.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

This conveyance is made subject to:

1. 2010 taxes, a lien, not yet due and payable, which have been prorated and assumed by Grantee. By acceptance of delivery of this instrument, Grantee assumes and agrees to pay such taxes as and when such become payable and to indemnify and hold harmless Grantors from liability and loss therefrom.

2. All matters as shown on the Plan of record in Book 547, page 141, Register's Office for Davidson County, Tennessee.

3. Water tap as contained in instrument of record in Book 775, page 18, Register's Office for Davidson County, Tennessee.

This is improved property known as: **109 Lincoln Court, Nashville, TN 37205**.

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, her heirs and assigns, forever; and we covenant with the said Grantee that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and further covenant and bind ourselves, our heirs and assigns, to warrant and forever defend the title to the said land to the said Grantee, her heirs and assigns, against the lawful claims of all person whomsoever.

WITNESS my hand this 21st day of July, 2010.

Richard F. Cummins

Mary Armistead Cummins

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **RICHARD F. CUMMINS**, the within named bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 21st day of July, 2010.

Notary Public

My Commission Expires:

GEORGE V. CRAWFORD, JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires MAY 2, 2011

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **MARY ARMISTEAD CUMMINS**, the within named bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 21st day of July, 2010

(Seal)

Notary Public

My Commission Expires:

GEORGE V. CRAWFORD, JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires MAY 2, 2011