FROM: Melony Ann Penick

TO: Marilyn J. Kummer

Davidson County DEEDQC
Recvd: 08/30/10 14:13 3 pgs
Fees:17.00 Taxes:0.00
20100830-0068649

QUITCLAIM DEED

Address of New Owner:
Marilyn J. Kummer
3238 Lakeshore Drive
Old Hickory, TN 37138

Send Tax Bills To:
Owner

Map & Parcel:
54-13-21 & 54-13-20

THIS INSTRUMENT WAS PREPARED BY

Guaranty Title and Escrow Co.
721 President Place #100
Smyrna, TN 37167

Prepared from information furnished by the parties

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

The actual consideration or value, whichever is greater, for this transaction is
$ -0-

affiant

Subscribed and sworn to before me, this the 27th day of August, 2010.

Notary Public
Commission Expires: 9-17-11

I, **Melony Ann Penick** do hereby quitclaim to **Marilyn J. Kummer,** her Heirs and Assigns, all our rights, title and interest in the following land located in Davidson County, Tennessee described as follows: To-Wit:

See Exhibit "A" for Legal Description

This is improved property known as: 3238 Lakeshore Drive Old Hickory, TN 37138

Witness my hand this the 27th day of August, 2010.

Melony Ann Penick

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 Melony Ann Penick, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Goodlettsville, Tennessee this 27th day of August, 2010.

Notary Public

Commission expires: 9-17-11

Exhibit "A"

Tract 1- Map 54-13 Parcel 21
Land in Davidson County, Tennessee, being parts of Lots Nos. 14 and 15, Section 2, Life and Casualty Insurance Company's Subdivision of Dabbs and Elliott Property known as Dupontonia, as of record in Book 843, Page 56, Register's Office for said County, more particularly described according to a copy of a survey thereof made by N. G. Jenkins, Surveyor, dated September 12, 1953, as follows: Beginning at a point, iron pin, in the center line of Pitts Avenue, 766.7 feet from the north right-of-way line of Old Hickory Boulevard; thence N 31 deg. 20' W 190 feet to an iron pin in the line between Lots Nos 14 and 15; thence with said line, N 44 deg. 20' W 48 feet to an iron pin; thence N 46 deg. 55' E 121.5 feet to an iron pin; W. M. Carter's northwest corner; thence with Carter's southwesterly line S 43 deg. 54' E 68 feet to an iron pin; continuing with said Carter's line, southeastwardly 200 feet to the center line of Pitts Avenue, the southernmost corner of the property conveyed to Willis M. Carter and wife, by deed of record in Book 1755, Page 483, said Register's Office; thence with the center line of said Avenue, S 67 deg. 00'W 110 feet to the beginning.

Being the same property conveyed to Marilyn J. Kummer and husband, Johnny Kummer Jr. and Guy Smith and wife, Frances L. Smith by deed being recorded 05/17/02 in Instrument 20020517-0060757, said Register's Office.

Tract 2- Map 54-13 Parcel 20
Land lying in the Fourth Civil District of Davidson County, Tennessee, being part of Lot No. 14, Life and Casualty Subdivision, as of record in Book 843, Page 56, Register's Office for Davidson County, Tennessee.

Beginning at an iron pin 248 feet from the northwesterly margin of Pitts Avenue and thence north 44 Degrees 20' west 298.5 feet to an iron pin; thence north 29 degrees 40' east 129 feet to a point; thence south 43 degrees 52' east 347 feet to an iron pin; thence south 46 degrees 55' west 121.5 feet to the point of beginning, bounded on the southwest by Barnes, on the northwest by Boyd, on the northeast by Crawford and on the southeast by Winchester.

Being the same property conveyed to Marilyn J. Kummer and husband, Johnny Kummer Jr. and Guy Smith and wife, Frances L. Smith by deed being recorded 05/17/02 in Instrument 20020517-0060757, said Register's Office.

Legal descriptions are taken from existing documents. No new survey done.

Johnny Kummer Jr. having since~~died~~ died.

Frances L. Smith was predeceased by Guy Smith.

Frances L. SMith having since died leaving Marilyn J. Kummer and Melony Ann Penick as the heirs at law as shown on the Affidavit of Heirship of record in Instrument No. 20100830-0068648, said Register's Office.

I, Philip Ellis, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee

County of Rutherford

Personally appeared before me, Lori Holloway, a notary public for this county and state, Philip Ellis who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

MY COMMISSION EXPIRES: 1-14-2011

Notary's Seal (If on paper)

LORI HOLLOWAY
STATE OF TENNESSEE
NOTARY PUBLIC
RUTHERFORD COUNTY