This instrument was prepared from information supplied by the parties. No title examination, survey, or settlement has been performed and TrustLand Title & Escrow, LLC, shall not be responsible for any matter that could have been resolved by a title examination, survey, or settlement.

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Brad Cummings Judith B. Cummings 1319 McAlpine Ave. Nashville, TN 37216	SWBC Mortgage Corp. 9311 San Pedro, Suite 100 San Antonio, TN 78216	061-16-0-104.00

THIS INSTRUMENT PREPARED BY:
TrustLand Title & Escrow, LLC.
1720 West End Avenue, Suite 400
Nashville, Tennessee 37203
#B11-1012

BILL GARRETT, Davidson County
Trans: T20110038667 DEEDQC
Recvd: 06/28/11 14:27 3 pgs
Fees: 17.00 Taxes: 0.00
20110628-0049412

DEBORAH L. BISSELL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF PERRY

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $-0-

Judith B Cummings
Affiant

Subscribed and sworn to before me, this the 22nd day of June, 2011.

Deborah Bissell
Notary Public

My Commission Expires: 7-20-2011
(Affix Seal)

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of One ($1.00) Dollar, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, the undersigned **Brad Cummings, unmarried**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and quitclaim to **Brad Cummings, unmarried and his mother, Judith B. Cummings, unmarried, as joint tenants with full right of survivorship,** hereinafter called the Grantee, and Grantee's successors and assigns, all of Grantor's interest in and to a certain tracts or parcels of land in Davidson County, State of Tennessee, described as follows: to-wit:

SEE EXHIBIT "A" ATTACHED HERETO

This is improved/unimproved property located at: 1319 McAlpine Ave.,, Nashville, TN 37216

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Said property is conveyed subject to such limitation, restrictions and encumbrances as may affect the

premises.

IN WITNESS WHEREOF, this instrument has been executed this the 22nd day of June, 2011.

GRANTOR(s)

Brad Cummings

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared **Brad Cummings** the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

IN WITNESS WHEREOF, this the 22nd day of June, 2011.

Notary Public

My Commission Expires: 7-20-2014

DEBORAH L. BISSELL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF PERRY

EXHIBIT "A"
LEGAL DESCRIPTION

Land in Davidson County, Tennessee, being the Southerly 288.5 feet of the Easterly 58.1 feet of Lot No. 47 on the Map of Kennedy & Graves Subdivision of Blocks "C" and "D", Monte Vista as of record in Book 843, Page 14, Register's Office for Davidson County, Tennessee.

Said part of said lot fronts 58.1 feet on the Northerly side of McAlpine Avenue and runs back between parallel lines 288.5 feet, as measured from the center line of said Avenue, to a dead line.

Being the same property conveyed to Brad Cummings, unmarried by Warranty Deed from Brandon Anderson and Brandi M. Williams, both unmarried, recorded on the 14th day of March, 2005, of record in Instrument No. 20050314-0028031, in the Register's Office of Davidson County, Tennessee.