BILL GARRETT, Davidson County
Trans:T20120029324 DEEDQC
Recvd: 04/23/12 10:53 2 pgs
Fees:12.00 Taxes:0.00
20120423-0034361

THIS INSTRUMENT PREPARED BY:
JANICE STANLEY WALDEN
ATTORNEY AT LAW
P. O. BOX 121541
ACKLEN STATION
NASHVILLE, TN 37212

ADDRESS NEW OWNER: **Peter T. Cummings**
239 Windsor Terrace Drive
Nashville, TN 37221

Send Tax Bills to: **SunTrust Mortgage, Inc.**
201 Fourth Avenue North, 7th Floor
Nashville, TN 37219

MAP AND PARCEL: **Map 143-01**
Group A
Parcel 239.00co

QUIT CLAIM DEED

For and in consideration of the financial settlement of the parties as reflected in the Marital Dissolution Agreement incorporated into the final decree of divorce in the case of PETER THOMAS CUMMINGS V. ELIZABETH JUNE CUMMINGS, Docket No. 11C-3585, in the Chancery Court of Anderson County, the receipt of which is hereby acknowledged, Elizabeth J. Cummings, Grantor, does hereby bargain, sell, remise, quitclaim, transfer and convey unto Peter T. Cummings, Grantee, his heirs successors and assigns, forever, all right, title and interest in and to the following described tract or parcel of land in Davidson County, State of Tennessee, to-wit:

A certain condominium apartment in Davidson County, Tennessee, being Unit No. 239 of Windsor Terrace Condominiums, Phase III, of record as Exhibit "B" to an amendment to Master Deed in Book 7661, page 40, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and detailed description of said lot.

This the same description as in the previous deed of record

Being the same property conveyed to Peter T. Cummings and wife, Elizabeth J. Cummings, by Warranty Deed dated July 31, 2003, from

Larry H. Crowder, Sr., unmarried, and filed of record in Instrument No.20030819-0120075, Register's Office for Davidson county, Tennessee.

This conveyance is subject to any and all existing restriction and easements of record.

This is improved property, known as 239 Windsor Terrace Drive, Nashville, TN 37221.

IN TESTIMONY WHEREOF I have executed this instrument this the 12th day of April, 2012.

Elizabeth J. Cummings

ELIZABETH J. CUMMINGS

STATE OF TENNESSEE)
COUNTY OF KNOX)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named ELIZABETH J. CUMMINGS, the Grantor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that he/she executed the within Quit Claim Deed for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this the 12th day of April, 2012.

TAMMY D NORWOOD STATE OF TENNESSEE NOTARY PUBLIC Comm. Exp. 4-29-15 KNOX COUNTY

Tammy D. Norwood

NOTARY PUBLIC

My Commission Expires:

This is a tax-exempt transfer of appreciated Property between spouses as provided in the final decree of divorce.