BILL GARRETT, Davidson County
Trans:T20120094706 DEEDQC
Recvd: 12/11/12 13:31 1 pgs
Fees:12.00 Taxes:0.00
20121211-0114174

This Instrument Prepared By and Returned To:
Robert L. Scruggs, Attorney
2525 21st Avenue S, 2nd Floor
Nashville, TN 37212

Address New Owners:	Send Tax Bills To:	Map/Parcel Numbers:
Richard Cummings	**SWBC Mortgage Corporation**	**73-10-25.00**
2011 Olga Avenue	**5055 Maryland Way**	
Nashville, TN 37216	**Brentwood, TN 37027**	

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS that I, **Richard Cummings** do hereby quitclaim and by these presents do transfer and convey all of my right, title and interest unto **Richard Cummings and Julia R. Smith, as joint tenants with rights of survivorship,** their heirs and assigns, in and to the following tract of land in **Davidson County, Tennessee**, described as follows, to-wit:

Land in Davidson County, Tennessee, being the southerly 50 feet of Lot No. 28, Block "G" on the Map of Country Club Estates, as of record in Book 843, page 95, Register's Office for Davidson County, Tennessee. Said part of Lot No. 28 fronts 50 feet on the westerly side of Olga Avenue and runs back between parallel lines 190 feet to a dead line.

Being the same property conveyed to Tracey D. Jones, unmarried by Warranty Deed from Eric J. Lesueur and wife, Jerri Dawn Lesueur, dated May 14, 2008, recorded May 16, 2008 of record in Instrument No. 20080516-0050534, Register's Office for Davidson County, Tennessee. Also to Richard Cummings of record in Instrument 20120829-0077872, RODC.

This is improved property known as 2011 Olga Avenue, Nashville, TN 37216.

This instrument and the interest hereby released and quitclaimed are subject to such limitations, restrictions and encumbrances as may affect the premises.

IN WITNESS WHEREOF, I have hereunto set my hand on this the 6th day of November, 2012.

Richard Cummings

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 **Richard Cummings,** the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the 6th day of November, 2012.

PAM McBROOM STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

NOTARY PUBLIC

My Commission Expires:

My Commission Expires MAY 20, 2014

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is **-0-**.

(Affiant)

Subscribed and sworn to before me, this 6th day of November, 2012.

PAM McBROOM STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

NOTARY PUBLIC

My Commission Expires:

My Commission Expires MAY 20, 2014