SEND TAX BILLS TO:

BOOK 4876 PAGE 185

Walter L. Baggett
Route 1, Reynolds Road
Nashville, Tennessee 37214

THIS INSTRUMENT WAS PREPARED BY
BASS, BERRY & SIMS, ATTORNEYS
FIRST AMERICAN CENTER
NASHVILLE, TENNESSEE 37238

121
6141
PW

QUITCLAIM DEED

FOR AND IN CONSIDERATION OF the sum of ONE DOLLAR ($1.00) and other good and valuable consideration paid by Eva Baggett Scott and Walter L. Baggett, the receipt of which is hereby acknowledged, we, Flora Baggett Cox and Eva Baggett Scott, as Trustees under a Trust Agreement executed by John F. Baggett and Eva Harper Baggett and recorded in Book 4707, page 238, Register's Office for Davidson County, Tennessee, have bargained and sold and by these presents do quitclaim, transfer and convey unto the said Eva Baggett Scott, her heirs and assigns, a two-thirds undivided share and unto the said Walter L. Baggett, his heirs and assigns, a one-third undivided share in a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Beginning at a pin in the middle of Reynolds Road, which pin is located 1257.1 feet from the center of Couchville Pike where it intersects with Reynolds Road, said line running South 2°-00' West. Beginning at said pin and continuing South 2°-00' West 217.9 feet to a pin; thence South 4°-00' East 125 feet to a pin in said line; thence South 11°50' East 233 feet to a pin at the corner of the Butler property; thence along Butler's line North 80°15' East 279 feet to a pin in the center line at a spring branch; thence South 45°20' East 158 feet to a pin in said branch; thence South 37°00' West 160.5 feet to a point in a lane bordering Gardner's line; thence South 4° West 10 feet to a point in the north margin of said lane; thence South 87°15' East 687 feet to a stone marker at a fence; thence North 2°15' East along said fence 747 feet to an iron pin; thence North 83° West along a staked line 421 feet to a pin in the dividing line between the property of Mrs. Ada Parrish and the property of John F. Baggett; thence in a southwesterly direction 78 feet to a point, said point being 10 feet North and 6 feet West of the northwest corner of a barn located on this tract; thence southerly 47 feet along a line 6 feet west of and parallel to the westerly wall of said barn to a point; thence North 87°45' West 396.5 feet to the beginning.

Being a portion of the same property conveyed to John F. Baggett and wife, Eva Harper Baggett, by deed from M. E. Knight of record in Book 1306, page 573, Register's Office for said County; by deed from Ada C. Parrish of record in Book 2093, page 442, said Register's Office; and by deed from Horace James Butler and wife, Sammie Lee Butler, of record in Book 2909, page 499, said Register's Office; being a portion of the same property conveyed to Flora Baggett Cox and Eva Baggett Scott as Trustees under a Trust Agreement executed by

John F. Baggett and wife, Eva Harper Baggett, of record in Book 4707, page 238, Register's Office for said County.

The described tract represents a three-fifths interest in the property conveyed to Flora Baggett Cox and Eva Baggett Scott as Trustees under the said Trust Agreement; one fifth each being distributed to Walter L. Baggett and Eva Baggett Scott under the terms of said Trust Agreement, and an additional one fifth being quitclaimed and assigned to the said Eva Baggett Scott by John F. Baggett, Jr. by instrument of record in Book 4876, page 179, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Eva Baggett Scott and Walter L. Baggett, their heirs and assigns, forever.

And Flora Baggett Cox and Eva Baggett Scott, as Trustees, do covenant with the said Eva Baggett Scott and Walter L. Baggett that they are lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered except for 1974 property taxes and restrictions of record.

Walter L. Baggett joins in this instrument for the purpose of acknowledging his consent to this conveyance.

IN WITNESS WHEREOF we have set our hands this 12th day of December, 1974.

C81981

IDENTIFICATION REFERENCE

DEC 18 3 10 PM '74
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Flora Baggett Cox
FLORA BAGGETT COX, TRUSTEE

Eva Baggett Scott
EVA BAGGETT SCOTT, TRUSTEE

Walter L. Baggett
WALTER L. BAGGETT

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, John S. Bryant, a Notary Public in and for said County and State, the within named Flora Baggett Cox the bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville Tennessee, this 11th day of December, 1974.

John S. Bryant, Notary Public

JOHN S. BRYANT NOTARY PUBLIC DAVIDSON COUNTY STATE OF TENNESSEE

Commission Expires 7-31-78

STATE OF Florida)
)
COUNTY OF Escambia)

Personnaly appeared before me, JoAnn Belvin, a Notary Public in and for said County and State, the within named Eva Baggett Scott the bargainor _____, with whom I am personally acquainted, and who acknowledged that She executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Pensacola, Florida, this 25 day of November, 1974.

JoAnn Belvin, Notary Public.

Commission Expires 11/25/77.

State of Tennessee)
)
County of Davidson)

Personally appeared before me, Jack E Puckett, a Notary Public in and for said County and State, the within named _____ Walter L Baggett the bargainor _____, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville Tenn, this 12 day of December, 1974.

Jack E Puckett Notary Public

Commission Expires July 24 1976

I hereby swear or affirm that the actual consideration or true value for this transfer, whichever is greater, is $18,000.00. Affiant [illegible]

Subscribed and sworn to before me this 18th day of Dec 1974

Deputy Register [illegible]

DEC 18 CONV 18,000.00
DEC 18 S'TAX A* 46.80
DEC 18 PR'FEE A* .50
DEC 18 W'DEED A* 6.00 * 53.30