FROM

Claude D. Baker, Sr., and Juanita Baker

BOOK 5064 PAGE 385

TO

Susan Baker Grove

Q U I T C L A I M D E E D

SEP-1 7[6] MISC B* 4.00 * 4.00

Address new owner(s) as follows:	Send tax bills to:	Map-Parcel Numbers
Susan Baker Grove	Susan Baker Grove	119-3-8
(Name)	(Name)	
102 Desota Drive	102 Desota Drive	
(Street Address or Route Number)	(Street Number)	
Nashville, Tennessee 37211	Nashville, TN 37211	
(City) (State) (P.O. Zip)	(City) (State) (Zip)	

THIS INSTRUMENT WAS PREPARED BY

Neill S. Brown
Attorney-at-Law
2209 Crestmoor Road
Nashville, Tennessee 37215

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR TRUE VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$ None
Affiant
SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1ST DAY OF September 1976.
Deputy Register

STATE OF TENNESSEE X
COUNTY OF DAVIDSON X

The actual consideration or value, whichever is greater, for this transfer is

$-----19,000.00 (Value) Claude D. Baker, Sr.
Affiant

Subscribed and sworn to before me, this 31st day of August, 1976.

James V. Barnes
Notary Public

My Commission Expires: 11/7/79
(Affix Seal)

NOTARY PUBLIC DAVIDSON COUNTY

FOR AND IN CONSIDERATION of love and affection (and no monetary consideration) and for the express purpose of creating an estate in the name of our daughter, Susan Baker Grove, a single person:

We, Claud D. Baker, Sr., and wife, Juanita Baker, by these presents do hereby quitclaim and convey all our right, title and interests unto Susan Baker Grove, her heirs and assigns in the following tract or parcel of land, to wit:

Being Lot No. 20 on the Plan of Mertie Milwee Property of record in Book 2331, page 117, Register's Office for said County. Said Lot No. 20 fronts 70 feet on the north side of Desota Drive and runs back between parallel lines 150 feet to a dead line. Being the same property conveyed to Claude D. Baker, Sr. and wife, Juanita Baker by deed from Jim Dies, d/b/a Jim Dies Realty Company and wife, Virginia L. Dies of record in Book 4857, page 55, Register's Office for Davidson County, Tennessee.

Said property is encumbered by a deed of Trust Executed by James H. Edwards, et ux, to Herschel Greer Trustee, Trustee of Record in Book 4440, page 894, in said Register's Office to secure a note dated August 14, 1970 for the principal amount of $13,700.00 payable to Guaranty Mortgage Company of Nashville, according to the terms and conditions thereof. (Said note now held by Home Federal Savings and Loan Association.)

This is improved property known as 102 Desota Drive, Nashville, Tennessee 37211.

Said property is conveyed subject to such limitations, restrictions and encumberances as may affect the premises.

IN WITNESS WHEREOF we have hereunto set our hands this the 8/31 day of August, 1976.

Claude D. Baker Sr.
CLAUDE D. BAKER, SR.

Juanita Baker
JUANITA BAKER

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IDENTIF REFERENCE

SEP 1 11 16 AM '76

REGISTER
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, James V. Baker III, a Notary Public in and for said County and State, the within named, Claude D. Baker, Sr., and Juanita Baker, the Bargainors, with whom I am personally acquainted, and who acknowledged that they Executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 31st day of August, 1976.

James V. Baker III
NOTARY PUBLIC

JAMES V. BAKER III NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires: 11/7/79