This Instrument Prepared by:
J. Thomas Martin, Atty.
Suite 1112, Parkway Towers
Nashville, Tenn. 37219

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QUITCLAIM DEED

Address New Owner as Follows:	Send Tax Bills To:	Map-Parcel Nos.
Janet R. Richard 3725 Bakertown Road Nashville, Tenn. 37211	Same	Map 148 6 Par 131

FOR AND IN CONSIDERATION of the promises and mutual covenants contained in an agreement between the parties, and other good and valuable consideration, the receipt of which is hereby acknowledged,

I, GERALD F. BAKER, by these presents do hereby quitclaim and convey unto JANET R. RICHARD, her heirs, successors and assigns, the following described tract or parcel of land, to wit:

LAND in Davidson County, Tennessee, being Lot No. 3 on the Map of Mangum Heights Subdivision, as of record in Book 2330, page 147, Register's Office for said County.

SAID Lot No. 3 fronts 69 feet on the southwesterly side of Bakertown Road and runs back between parellel lines 145 feet to a dead line.

BEING the same property conveyed to Gerald F. Baker and wife, Janet R. Baker, by deed from William C. Bankston and wife, Katie Bankston, of record in Deed Book 4418, Page 498, Register's Office for Davidson County, Tennessee.

Gerald F. Baker and Janet R. Baker (Richard) were divorced in the First Circuit Court for Davidson County, Tennessee, under docket number 88094.

This is improved property known as 3725 Bakertown Road, Nashville, Tennessee 37211, and is conveyed subject to such limitations, restrictions, and encumbrances as may affect the premises.

IN WITNESS WHEREOF, I have hereunto set my hand on this the 18 day of January, 1978.

Gerald F. Baker
Gerald F. Baker

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 Gerald F. Baker, 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, Davidson County, Tennessee, this 18th day of January, 1978.

Freda R. Ledbetter
Notary Public

My Commission Expires: April 28, 1981

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value which is greater for this transfer is $ 5,861.28.

Janet R. Richard
Janet R. Richard - Affiant

Subscribed and sworn to before me this 23rd day of February, 1978.

Glenda R. Smith
Notary Public

My Commission Expires: Nov. 26, 1978

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[illegible] S'TAX			[illegible]	15.34	
[illegible] FR'FEE			[illegible]	.50	
[illegible]	M'DEED		[illegible]	4.00	* 19.84