QUITCLAIM DEED

BOOK 5373 PAGE 476

| Address New Owner as Follows: | Send Tax Bills to: | Map-Parcel No. |
|---|---|---|
| William T. Baker<br>1025 Tyne Boulevard<br>Nashville, TN 37220 | Same | 145-4 21<br>Field Book No.<br>OH 11386 |

FOR AND IN CONSIDERATION of love and affection (and no monetary consideration) and for the express purpose of making a re-conveyance to WILLIAM TAYLOR BAKER and MARTHA E. MEYER BAKER, as tenants in common, We, WILLIAM T. BAKER and wife, MARTHA E. BAKER, by these presents do hereby quitclaim and convey unto Charles L. Cornelius, Jr., Trustee, his successors and assigns, the following described tract or parcel of land, to wit:

SEC 11 MISC 2* 4.00 * 4.00

Being Lot No. 1 on the plan of Lealand Manor, 1st Addition, described according to a survey made by William A. Pitts, Surveyor, January, 1948, more particularly described as follows:

Beginning at a concrete monument with a bronze cap in the southerly margin of Tyne Blvd. at 66' R.O.W., said point being a common corner of Lots 1 and 10 in the Lealand Manor Subdivision, 1st Addition, said point also being the easterly end of a circular curve having a center-line radius of 4,566'; thence with the southerly margin of Tyne Blvd. S. 87° 27 minutes E. 48.7' to a concrete monument with a bronze cap, said point being the westerly end of a circular curve having a center-line radius of 7421.76'; thence continuing with the southerly margin of Tyne Blvd. and with the arc of a curve to the right having a radius of 7,388.76' - 151.3', in all 200' to an iron pin, the same being the common corner of Lots 1 and 2 in the plan of Lealand Manor, 1st Addition; thence with the common line between Lots 1 and 2 S. 3° 20 minutes W. 440 to a concrete monument with a bronze cap, said point being N. 83° 13 minutes W. 200' from the common corner of Lots 2 and 3 in the plan of Lealand Manor, 2nd Addition; thence with the common line between Lot 1 in Lealand Manor, 1st Addition and Lot 3, Lealand Manor, 2nd Addition S. 35° 13 minutes W. 189.7' to a concrete monument with a bronze cap; thence continuing S. 85° 28 minutes W. 100.5' to a concrete monument with a bronze cap in the easterly boundary of the J. P. Davis tract; thence with the common line between the J. P. Davis tract and Lot 1 N. 3° 09 minutes E. 306.6' to a concrete monument with a bronze cap, the same being a common corner with the J. P. Davis tract, Lot 1 and Lot 10 in Lealand Manor, 1st Addition ; thence with the common line between Lots 1 and 10, Lealand Manor, 1st Addition N. 3° 27 minutes E. 307' to the point of beginning, containing 2.60 acres be the same more or less.

Being the same property conveyed to William T. Baker and wife, Martha E. Baker, by deeds of record in Book 1975, page 447, and Book 3399, page 187, Register's Office for Davidson County, Tennessee.

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

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

William T. Baker
Affiant

Sworn to and subscribed before me this 11th day of December, 1978.

Notary Public
My Commission Expires My Commission Expires MAY 1, 1979

This is improved property known as 1025 Tyne Boulevard, Nashville, Tennessee 37220.

And now, I , the said Charles L. Cornelius, Jr., Trustee, for the express purpose of carrying out the intent of this conveyance, as above set out, do hereby quitclaim and convey unto WILLIAM T. BAKER and MARTHA E. MEYER BAKER, as tenants in common without any right of survivorship, their heirs and assigns, the same property hereinabove described and set forth, to which reference is here made, and said property is conveyed subject to the same limitations.

This instrument was prepared by Charles G. Cornelius, Attorney, 18th Floor, Third National Bank Building, Nashville, TN 37219.

restrictions and encumbrances as may affect the premises, as above set forth.

7th IN WITNESS WHEREOF, we have hereunto set our hands on this the day of December, 1978.

William T. Baker
WILLIAM T. BAKER

Martha E. Baker
MARTHA E. BAKER

Charles L. Cornelius Jr.
CHARLES L. CORNELIUS, JR., TRUSTEE

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Personally appeared before me, Sarah Gwaltney, a Notary Public in and for said County and State, the within named William T. Baker and wife, Martha E. Baker, the bargainors, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

7th WITNESS my hand and official seal at Nashville, Tennessee, this day of December, 1978.

Sarah Gwaltney
Notary Public

My Commission expires: ~~My Commission Expires~~ MAY 1, 1979

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STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Personally appeared before me, Sarah Gwaltney, a Notary Public in and for said County and State, the within named Charles L. Cornelius, Jr., Trustee, the bargainor, with whom I am personally acquainted, and who acknowledged that he, as Trustee, executed the within instrument for the purposes therein contained.

7th WITNESS my hand and official seal at Nashville, Tennessee, this day of December, 1978.

Sarah Gwaltney
Notary Public

My Commission expires: ~~My Commission Expires~~ MAY 1, 1979

F.0.4.4.5.1.

IDENTIF. REFERENCE

DEC 11 10 50 AM '78
FELIX Z. WILSON JR. REGISTER
DAVIDSON COUNTY, TENN.