Prepared by:
Dennis Wright, Attorney
P.O. Box 181
Madison, Tennessee 37115

QUITCLAIM DEED

BOOK 6234 PAGE 101

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
James Phillip Baker	Same	Map 52-5
(NAME)	(NAME)	Par. 138
506 Yale Avenue		
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Madison, Tennessee 37115		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of One dollar ($1.00), cash in hand paid, the receipt of which is hereby acknowledged, Teresa Diane Baker, by these presents do hereby quitclaim and convey unto James Phillip Baker, his successors and assigns, all her right, title and interest in and to the following described tract of land:

Tract I: Being Lot No. 35 on the Plan of Block K, Power and Roths Subdivision of Madison Park, as of record in Book 974, page 38, Register's Office for Davidson County, Tennessee.

Said Lot No. 35 fronts 50 feet on the southerly side of Yale Avenue and extends back between parallel lines 110 feet to a dead line.

Tract II: Being Tract 36, Block K of Madison Park, a plat of which subdivision is of record in Book 974, page 38, Register's Office for Davdison County, Tennessee, to which plat reference is here made for a more particular description of said Lot.

Being the same property conveyed to James P. Baker and wife, Teresa Baker, by deed from Laura R. Bates and husband, Lee E. Putman, of record in Book 5147, page 464, Register's Office for Davidson County, Tennessee.

I 0 4 0 8 5

T
IDENTIF. REFERENCE

FEB 21 11 00 AM '84
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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

Subscribed and sworn to before me, this the_____ day of _____, 19____.

Affiant

My commission expires:_____ (Affix Seal)

Notary Public

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

Witness my hand this 12th day of December, 19 83, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Teresa Diane Baker
Teresa Diane Baker

CHECK

02/21 6.00-

4395

STATE OF TENNESSEE]
COUNTY OF DAVIDSON]

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Teresa Diane Baker

the within named 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 12th day of December, 19 83.

Notary Public

Commission expires January 18, 1987

STATE OF
COUNTY OF

Before me, _____, a Notary Public of the State and County aforesaid, personally appeared _____ with whom I am personally acquainted, and who, upon oath, acknowledged _____ self to be _____ of the _____ the within named bargainor, a corporation, and that he as such _____, being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by _____ self as _____.

Witness my hand and seal, at office in _____, this _____ day of _____, 19___.

_____ Notary Public

Commission expires _____

QUIT CLAIM DEED

Teresa Diane Baker
TO
James Phillip Baker

Compliments of
Madison Title Company
320 Gallatin Road
MADISON, TENNESSEE 37115
Representing
Chicago Title Insurance Company
CHICAGO, ILLINOIS