5378

02/24 5.00

CASH

THIS INSTRUMENT PREPARED BY: Homer R. Ayers, Attorney at Law
100 New Long Hollow Pike
Goodlettsville, Tennessee 37072

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NO.:
Jack T. Baker, ET UX 112 Connor Drive Goodlettsville, Tn 37072	SAME	Map 17 Parcel

QUITCLAIM DEED

BOOK 6236 PAGE 432

THIS QUITCLAIM DEED, made and entered into on the day and date last written, by and between MELANEY D. POTTER a/k/a Melaney D. Potter Baker and JACK T. BAKER, hereinafter referred to as the "GRANTORS"; and MELANEY D. POTTER BAKER and husband, JACK T. BAKER, hereinafter referred to as the "GRANTEES";

W I T N E S S E T H

THAT, for and in consideration of the sum of One Dollar ($1.00), cash in hand paid, and other good and valuable considerations, including the assumption by the GRANTEES of the balance of the indebtedness set forth and described in an installment deed of record in Book 6096, page 159, Register's Office for Davidson County, Tennessee, from A. C. Berry, a single man, to Melaney D. Potter and Jack T. Baker, as tenants in common, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the GRANTORS, in full accordance with T.C.A. 66-1-109 and with the intention that an estate by the entireties be created in the property previously held by them in fee simple, have this date sold and do hereby transfer and convey all of their right, title and interest in the property below described to the GRANTEES, in order to vest the said GRANTEES with title thereto in fee simple, as tenants by the entirety, said property being more specifically described as follows, to wit:

Being Tract No. 3 on the Plan of A. C. Berry Subdivision of record in Book 5800, page 109, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of the metes and bounds of same.

Being the same property conveyed to Melaney D. Potter and Jack T. Baker, by deed from A. C. Berry, a single man, of record in Book 6096, page 109, Register's office, Davidson County, Tennessee.

This conveyance is made subject to a 10 foot easement for the widening of Lickton Pike as shown on said plat, the minimum building setback line as shown on said plat, drainage easements, and encroachments for ingress and egress to Tract No. 4 as shown on said plat and specifically an easement for a sewer disposal system for Tract No. 4 as shown on said plat, which easement was heretofore conveyed by A. C. Berry to Dixon Gray Potter and wife, Mary B. Potter by deed of record in Book 5961, page 164, Register's Office Davidson County, Tennessee, to which plat and deed reference is hereby made for a more complete and accurate description of the metes and bounds of said easement.

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

IN WITNESS WHEREOF, we have hereunto set our hands on this the 30th day of December, 1983.

Melaney D. Potter Baker
MELANEY D. POTTER a/k/a Melaney D. Potter Baker

Jack T. Baker
JACK T. 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 MELANEY D. POTTER a/k/a Melaney D. Potter Baker and JACK T. BAKER, the bargainors, with whom I am personally acquainted and who acknowledged that they executed the within Quitclaim Deed for the purposes therein contained.

WITNESS my hand and official seal, this the 30th day of December, 1983.

Dianne M. Cathey
NOTARY PUBLIC

My Commission Expires: 1/22/84

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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

Melaney D. Potter Baker
AFFIANT

Sworn to and subscribed before me, this the 30th day of December, 1983.

Dianne M. Catley
NOTARY PUBLIC

My Commission Expires: 1/22/84

DIANNE M. CATHEY NOTARY PUBLIC DAVIDSON COUNTY, TENN.

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IDENTIF. REFERENCE

FEB 24 11 57 AM '84

REGISTER'S OFFICE
DAVIDSON COUNTY, TN