ADDRESS OF NEW OWNERS:

Turner G. Williams and
Peggy Lonas
9003 Forest Lawn Drive
Brentwood, Tenn. 37027

SEND TAX BILLS TO:

Same

THIS INSTRUMENT PREPARED BY:

BARNETT & ALAGIA
200 Fourth Avenue North
P. O. Box 2509
Nashville, Tennessee 37219
(615) 244-5976

MAP-PARCEL NUMBER Sec. III
Par. 5DU

QUITCLAIM DEED

For and in consideration of the sum of One Dollar ($1.00) cash in hand paid, the love and affection which I feel for my nephew, Turner G. Williams, and my niece, Peggy Jeanne W. Lonas, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, I, Henry A. Baker, widower, have bargained and sold and by these presents do transfer, convey and quitclaim all of my right, title and interest unto Turner G. Williams, and Peggy Jeanne W. Lonas as joint tenants with right of survivorship, the following tract of land in Davidson County, Tennessee, to wit:

LAND in Davidson County, Tennessee, being Lot No. 63 on the Plan of Luna Heights, Section III, as of record in Book 2900, Page 138, Register's Office for said County.

SAID Lot No. 63 fronts 141 feet on the westerly side of Johnakin Drive and extends back 314.1 feet on the north line and 212.2 feet on the south line, to a dead line in the rear, on which it measures 209 feet.

BEING the same property conveyed to Henry A. Baker and Margaret A. Williams as joint tenants with right of survivorship by deed from Albert E. Terwilliger, III and wife, Nancy Ann Terwilliger, of record in Book 5057, Page 475, Register's Office, Davidson County, Tennessee.

This conveyance is made subject to the Plan of record in Book 2900, Page 138, said Register's Office which shows an owner's certificate a 30-foot minimum building setback line from Johnakin Drive, and a 10 foot easement for public utility purposes along the rear line of said lot, and a 2.5 x 30 foot utility anchor easement located on the southeast front corner of said lot; mechanics' and materialmen's liens; and

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IDENTIF. REFERENCE
MAY 22 12 26 PM '80
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

restrictive covenants of record in Book 3182, Page 244, Register's Office for Davidson County, Tennessee.

This is improved property known as 3335 Johnakin Drive, Nashville, Tennessee 37211.

This property is subject to a deed of trust dated August 13, 1976 by and between Henry A. Baker and Margaret A. Williams to Franklin G. Clark, Trustee of record in Book 5057, Page 477, Register's Office, Davidson County, Tennessee and all other restrictions of record.

IN WITNESS WHEREOF, the said Henry A. Baker has executed this instrument on the 21st day of May, 1984.

Henry A Baker -
HENRY A. BAKER

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Jennifer Walker, a Notary Public in and for the County and State, the within named Henry A. Baker, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, 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 21st day of May, 1984.

Jennifer Walker
Notary Public

My Commission Expires: My Commission Expires OCT. 20, 1987

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration, or value, whichever is greater, for this transfer is $1.00,

Henry A Baker
Affiant

Subscribed and sworn to before me, a Notary Public this 18th day of May, 1984.

Jennifer Walker
Notary Public

My Commission Expires: My Commission Expires OCT. 20, 1987