FROM:

CHARLES CARTER BAKER, JR.

TO:

SALLY H. BAKER

QUITCLAIM DEED

Address New Owner	Send Taxes To:	Map/Parcel
Sally H. Baker	Sally H. Baker	Map 145-3
	1391 Tyne Boulevard	P/O Par. 26
Same	Nashville, Tn 37215	

THIS INSTRUMENT WAS PREPARED BY:

Charles C. Baker, Jr.
Attorney at Law
1391 Tyne Boulevard.
Nashville, TN 37215

Mail

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Williamson

The actual consideration or value, whichever is greater, for this transfer is $ [redacted] Love and affection

Affiant

Subscribed and sworn to before me, this 21st day of February, 1985

Carolyn Sizemore
Notary Public
Commission expires: 9-11-88

I: B: 4: 7: 1: 3:

IDENTIF. REFERENCE

FEB 21 4 03 PM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

3105 02/21 4.00- CASH

FOR AND IN CONSIDERATION of no monetary consideration and for the express purpose of making a re-conveyance to create fee simple title in Sally H. Baker.

I, Charles Carter Baker, Jr., by these presents do hereby quitclaim and convey unto Sally H. Baker, her heirs and assigns, the following described tract or parcel of land, to wit:

Land in the 7th, formerly 11th District of Davidson County, Tennessee, being Lot 2, described according to the amended subdivision of the C. C. Baker, property of record in Plat Book 4300, page 124, Register's Office of Davidson County, Tennessee, as follows:

Beginning at a point in the center line of Tyne Boulevard, the southwest corner of the former Dr. Anderson tract, the northwest corner of this tract; thence with the center line of Tyne Boulevard as follows: South 18 degrees 6 minutes west 254.37 feet to a point; thence south 90 degrees east 25 feet to a point on the east side of Tyne Boulevard; thence south 33 degrees 54 minutes east 77.45 feet to a point; thence south 67 degrees 54 minutes east 260 feet to a point; thence north 0 degrees 14 minutes east 407.42 feet more or less to the south line of the Harpeth Acres, Section 6 Subdivision being the former Dr. Anderson's line; thence with said line north 86

degrees 18 minutes west 176.25 feet more or less to a point; thence south 18 degrees 6 minutes west 6.87 feet to a point; thence north 71 degrees 54 minutes west 15 feet to a point on the east side of Tyne Boulevard; thence north 90 degrees west 25 feet to the center line of Tyne Boulevard, that being the point of beginning, containing 2.15 acres, more or less.

Being the same property conveyed to Charles Carter Baker, Jr. and wife, Sally H. Baker, by deed from Charles C. Baker and wife, Ruth Robertson Baker, of record in Book 4793, page 891, Register's Office for Davidson County, Tennessee.

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

This is improved property known as 1391 Tyne Boulevard, Nashville, Tennessee.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, I have hereunto set my hand on this the 21st day of February, 1985.

CHARLES CARTER BAKER, JR.

STATE OF TENNESSEE

COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Charles Carter Baker, Jr., 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 Brentwood, Tennessee, this 21st day of February, 1985.

Carolyn Sizemore
NOTARY PUBLIC

My commission expires: 9-11-88.

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE