BOOK 7734 PAGE 476 mail

THIS INSTRUMENT PREPARED BY: BUCHANAN, EDWARDS & DETRING, Attorneys
P. O. Box 1045, Hendersonville, TN 37077

QUITCLAIM DEED

FROM: LILLIAN ADELLE BAKER

TO: JAMES H. BAKER

SEND TAX BILLS TO:

James H. Baker
626 Campbell Road
Madison, TN 37115

FOR AND IN CONSIDERATION for the love and affection that I have for my son, JAMES H. BAKER, I, LILLIAN ADELLE BAKER, Grantor, have this day bargained and sold, and by these presents, do hereby convey and quitclaim unto JAMES H. BAKER (a single person), Grantee, all my estate, right, title, interest and claim in and to a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to wit:

> Land in the 11th Civil District of Davidson County, Tennessee, being Tract No. 3 on a survey of the W. H. Ellis Tract, not of record, described according to a survey by Harvey Gee, Surveyor, April 15, 1959, as follows:
>
> Beginning at a point in the northerly margin of Campbell Road, said point being 204.8 feet as measured along said Road west of the southwest corner of the C. A. Sloan Property; thence north 73 deg. 30' west along said margin of said Road 90 feet to a point, the common corner between Tracts 3 and 4; thence north 16 deg. 30' east along the line between said Tracts 381.9 feet to a point in an unnamed lane 25 feet, more or less, in width; thence along said lane south 86 deg. 38' east 92.4 feet to a point, the common rear corner of Tracts 2 and 3; thence south 16 deg. 30' west 402.9 feet along the line between said tracts to the point of beginning.
>
> Being the property conveyed to Odis H. Baker and wife, Lillian Adelle Baker by deed from Castleman Construction Co., of record in Book 3075, page 281, Register's Office of Davidson County, Tennessee. The said Odis H. Baker having deceased October 16, 1976, Lillian Adelle Baker being the surviving spouse.

IN WITNESS WHEREOF, I have hereunto set my hand on this the 13TH day of December, 1988.

Lillian Adelle Baker

LILLIAN ADELLE BAKER

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for said county and state, personally appeared LILLIAN ADELLE BAKER, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal at office in Madison, Tennessee, this 13TH day of December, 1988.

NOTARY PUBLIC

My Commission Expires: 7-24-89

MICHAEL W. EDWARDS
NOTARY PUBLIC AT LARGE
STATE OF TENNESSEE
COMMISSION EXPIRES: JULY 24, 1989

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STATE OF TENNESSEE)
COUNTY OF SUMNER)

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is no dollars ($-0-) which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

95990 IDENTIFICATION Dec 22 10 55 AM '88 CLERK & MASTER'S OFFICE

James H. Baker

AFFIANT

Sworn to and subscribed before me, this 13TH day of December, 1988.

NOTARY PUBLIC

My Commission Expires: 7-24-89

MICHAEL W. EDWARDS
NOTARY PUBLIC AT LARGE
STATE OF TENNESSEE
COMMISSION EXPIRES: JULY 24, 1989