QUITCLAIM DEED

FROM: LAVONNE CALLAWAY CUNNINGHAM
TO: RAY BAKER

Address New Owner As Follows:
Ray Baker
1123 Church Street
Nashville, Tennessee 37203

Send Tax Bills To:
All Seasons Realty
1123 Church Street
Nashville, Tennessee 37203

Map-Parcel Number:
94-5
Parcel 27
18W-10872

This Instrument Prepared By:
Steve C. Norris, Esq.
221 Fourth Ave. N., 5th Fl.
Nashville, Tennessee 37219
(615) 256-0220

Mail

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $280.00.

Ray Baker
AFFIANT

Subscribed and sworn to before me this the 27th day of September, 1989.

Lucy E. Leach
NOTARY PUBLIC

My Commission Expires: July 13, 1991

FOR AND IN CONSIDERATION of the sum of $280.00, I Lavonne Callaway Cunningham, by these presents do hereby quitclaim and convey unto Ray Baker, his successors and assigns, the following described tract or parcel of land, to wit:

All of our interest in Lot No. 27 on the plan of Shelby Heights, Section 2, as of record in Plat Book 2854, page 5, Register's Office for Davidson County, Tennessee, to which plat reference is made for a more complete description.

Being the same property conveyed to Ray Baker by deed from Clement T. Aladekugbe and wife, Christina U. Aladekugbe, of record at Book 7863, page 548, Register's Office for said county.

Being the same property of which 2/3 undivided interest was conveyed to David O. Huff, Trustee, by Quitclaim Deed from Ray Baker, and simultaneously reconveyed to Lavonne Callaway Cunningham, C. Richard Pumphrey, and wife Sherron H. Pumphrey, by same Quitclaim Deed, all of record at Book 7863, page 551, said Register's Office.

This conveyance is subject to restrictive covenants of record in Book 2809, page 545, said Register's Office, to any and all existing easements of record and to property taxes for 1989, not yet payable.

This conveyance is subject to an existing Deed Of Trust to Edward Seddon, Trustee, of record in Book 5297, page 254, Register's Office for said county, but the grantee, Ray Baker, hereby does covenant and agree to pay the obligation secured thereby as it comes due.

This conveyance is subject to a subordinate Deed Of Trust to Steve C. Norris, Trustee of record in Book 6527, page 683, Register's Office for said county, which the grantee, Ray Baker, does hereby covenant and agree to pay as it comes due.

This conveyance is subject to a subordinate Deed Of Trust to Clement T. Aladekugbe, Trustee, of record in Book 7863, page 553, Register's Office for said county, securing a deed of trust note to Clement T. Aladekugbe, which the grantee, Ray Baker, does hereby covenant and agree to pay as it comes due.

This is improved property, known as 1117 Davidson Street, Nashville, Tennessee 37206.

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

IN WITNESS WHEREOF, we have hereunto set our hands on this the ~~27th~~ 9th day of ~~September~~ October, 1989.

Lavonne Callaway Cunningham
LAVONNE CALLAWAY CUNNINGHAM

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, Lavonne Callaway Cunningham, the 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 ~~27th~~ 9th day of ~~September~~ October, 1989.

Lucy E. Leach
NOTARY PUBLIC

MY COMMISSION EXPIRES: July 13, 1991

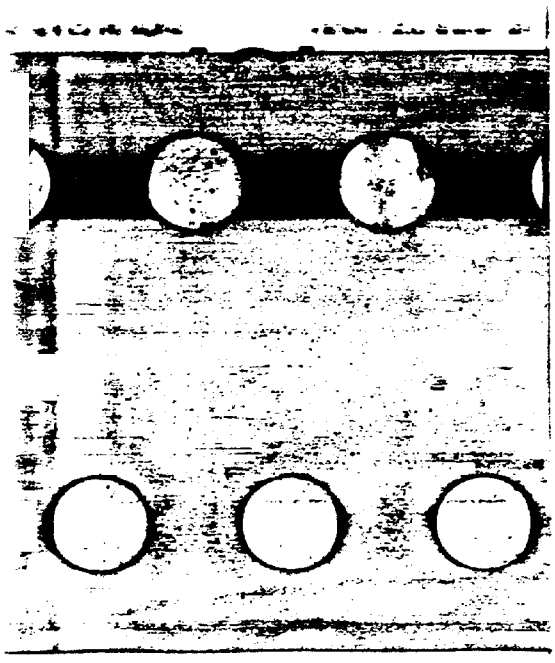
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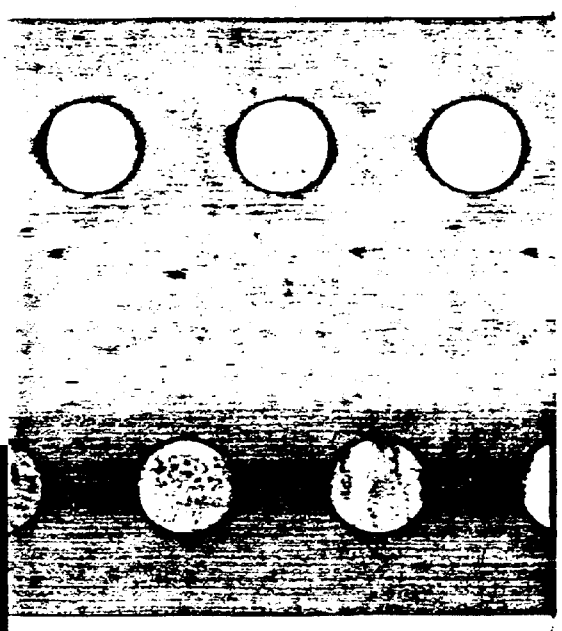
IDENTIF. †REFERENCE

Oct 18 9 50 AM '89

FELIX Z. WILSON REGISTER
DAVIDSON COUNTY TN.

6624 10/18 0101 03CHECK 7.99





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 7962 PAGE 593

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TAX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TAX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL

CAMT	280.00
CON TX	0.99
PRFEE	1.00
WDEED	6.00
TOTAL	7.99
CHECK	7.99

10/18/89 01 09:52 0001 6624

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

747885

IDENTIF. REFERENCE

OCT 18 9 50 AM '89

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN.

No. 258775