BOOK 9595 PG 923

QUITCLAIM DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ -0-

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7th DAY OF February, 19 95

Notary Public

MY COMMISSION EXPIRES: January 25, 1997
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
SECURITY ESCROW & TITLE CO., 2323 21st Avenue South, Ste. 200, Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Peggy Neighbours (NAME)	FIRST TENNESSEE BANK (NAME)	MAP 83-4
2104 Rosecliff Drive (ADDRESS)	P.O. BOX 351 (ADDRESS)	PARCEL 53
Nashville, Tennessee 37206 (CITY) (STATE) (ZIP)	MEMPHIS, TENNESSEE 38101 (CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Sharon R. Baker and Tere Baker Murphy

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND QUITCLAIMED, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Peggy Neighbours and husband, James Neighbours

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, ALL THEIR RIGHT, TITLE AND INTEREST IN AND TO THAT CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 119 on the Plan of Rosebank Park, as of record in Book 1835, Page 26, Register's Office for said County, to which plat reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Freddie R. Baker by Quitclaim Deed from Brenda B. Baker of record in Book 5501, Page 87, Register's Office for said County, the said Freddie R. Baker having since died intestate, leaving Peggy Diane Baker (n/k/a Peggy Neighbours), Tere Baker Murphy, and Sharon R. Baker his only heirs-at-law.

This Conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, easements and rights-of-way for public utilities of record.

95 FEB 15 PM 2:2[illegible]
FELIX [illegible] REGISTER
DAVIDSON COUNTY, TN

34398
IDENTIF. ↑ REFERENCE

unimproved ( )
This is improved (X) property, known as 2104 Rosecliff Drive, Nashville, Tennessee 37206
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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

Witness our hand s this 7th day of February, 19 95

Sharon R Baker
Sharon R. Baker

Teresa Baker Murphy
Tere Baker Murphy

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 Sharon R. Baker

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 7th day of February, 1995.

Commission expires January 25, 1997

Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____ 19_____ .

My commission expires _____

Notary Public

STATE OF CALIFORNIA
COUNTY OF

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Tere Baker Murphy, the bargainor, which whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Hayward, California this 9th day of February, 1995.

Barbara J. Amey
NOTARY PUBLIC

My Commission expires: 2-21-96

BARBARA J. AMEY
COMM. #946733
NOTARY PUBLIC - CALIFORNIA
ALAMEDA COUNTY
My Comm. Expires Feb. 21, 1996

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