BOOK 9722PG203

NAME AND ADDRESS OF NEW OWNER:
SEND TAX NOTICE TO:
JAMES WALTER BAKER
2920 STARBOARD DRIVE
NASHVILLE, TN 37217

THIS INSTRUMENT PREPARED BY:

JACK G. HEFFINGTON
520 SOUTH CHURCH STREET
MURFREESBORO, TN 37130

MAP # 136, PARCEL # 15

QUITCLAIM DEED

THIS INSTRUMENT made and entered into this 10th day of May, 1995, by and between BETTY SUE BAKER, party of the first part and JAMES WALTER BAKER, party of the second part:

WITNESSETH

FOR AND IN THE CONSIDERATION OF ONE AND 00/100 DOLLAR ($1.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, I, the undersigned, BETTY SUE BAKER, does hereby transfer, assign, convey and quitclaim to JAMES WALTER BAKER, his heirs and assigns forever, transfers and conveys all of my right, title, claim and interest in and to the following described real estate located in Davidson County, Tennessee and more particularly described as follows, to-wit:

BEING Lot No. 51 on the plan of Section Two, Harbour Town Village of record in Book 4675, pages 146 and 147, Register's Office for said County.

SAID Lot No. 51 fronts 93.19 feet on the northerly margin of Starboard Drive and extends back 138.9 feet on the easterly line and 135.2 feet on the westerly line to a dead line in the rear, measuring 73.0 feet thereon.

Being the same property conveyed to James Walter Baker and wife, Betty Sue Baker, by Deed from Jerry W. Dale and wife, Joyce B. Dale, of record in Deed Book 5900, page 859 in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to any and all existing easements and restrictions of record.

This conveyance is made pursuant to a divorce decree in the Chancery Court of Davidson County, Tennessee, in Case No. 95D-238 and is made pursuant to T.C.A. §67-4-409(3) for the purpose of terminating a tenancy by the entities.

95 JUL -5 PM 1:25
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

00076312
IDENTIF. # REFERENCE

IN TESTIMONY WHEREOF, the party of the first has hereunto set her signature the day and date first above written.

07/05 01:01 01CASH 8.00

Betty Sue Baker
BETTY SUE BAKER

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for the State and County aforesaid, the within named BETTY SUE BAKER, with whom I am personally acquainted, and who acknowledged that she executed the within instrument (Quitclaim Deed) for the purposes therein contained.

WITNESS MY HAND and official seal this 10th day of May, 1995.

Linda J. Facciolli
NOTARY PUBLIC
My Commission Expires: 9/15/98

AFFIANT

I hereby swear and affirm that the actual consideration for this transfer is NONE.

Betty Sue Baker
AFFIANT

SWORN AND SUBSCRIBED before me this 10th day of May, 1995.

Linda J. Facciolli
NOTARY PUBLIC
My Commission Expires: 9/15/98