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BOOK 9961 PG 680

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IDENTIF. & REFERENCE

96 FEB 29 PM 12:17

FELIX [illegible]
DAVIDSON COUNTY, TN.

This instrument prepared by:
SHERRARD & ROE, PLC
424 Church Street, Suite 2000
Nashville, Tennessee 37219

QUITCLAIM DEED

| Address New Owner(s): | Send Tax Bills To: | Map/Parcel Nos. |
|---|---|---|
| Mr. Robert Lintzenich<br>Ms. Susie Baird<br>913 Lakemont Drive<br>Nashville, Tennessee 37220 | Same | 159-8/parcel 1 |

FOR AND IN CONSIDERATION of love and affection for my husband, Robert Lintzenich, which is hereby acknowledged, and desiring to create an estate of tenancy by the entireties, I, Susie M. Baird (hereinafter referred to as the "Grantor"), do hereby quitclaim, transfer and convey all of my right, title and interest in and to the following described property to Robert Lintzenich and wife, Susie M. Baird, as tenants by the entireties, said property being a certain tract or parcel of land in the County of Davidson, State of Tennessee, and more particularly described as follows:

> Lot No. 32 on the Plan of Oakhill Estates, Section 3, of record in Book 4860, pages 3, 4 and 5, in the Register's Office for Davidson County, Tennessee, described as follows:
>
> Beginning at a point on the westerly margin of Lakemont Drive being the common front corner of Lots 31 and 32; thence with the line between said two lots, in a westerly direction, 178.00 feet to a point, said point being the southwesterly corner of said Lot No. 32; thence North 34 degrees 57' 16" West, 135.42 feet to a point; thence North 50 degrees 54' 10" West, 95.0 feet to a point in the southeasterly margin of Millview Drive; thence with the same in a northeasterly direction 210.36 feet to the beginning of a curve; thence around said curve to the right, having a radius of 25.00 feet, a distance of 39.99 feet to a concrete monument in the westerly margin of Lakemont Drive; thence with the same in a southerly direction, 249.55 feet to the point of beginning.
>
> Being the same property conveyed to Susie M. Baird by deed from James David Baird of record in Book 8530, page 982, Register's Office for Davidson County, Tennessee.

This is improved property known as 913 Lakemont Drive, Nashville, Tennessee 37220.

IN TESTIMONY WHEREOF, Grantor has executed this deed on the 28th day of February, 1996.

Susie M. Baird
SUSIE M. BAIRD

STATE OF TENNESSEE )
)
COUNTY OF DAVIDSON )

Before me, Sarah Gwaltney, a Notary Public in and for the County and State aforesaid, personally appeared SUSIE M. BAIRD, 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 within instrument for the purposes therein contained.

WITNESS my hand and seal, at office in Nashville, Tennessee, this 28th day of February, 1996.

Sarah Gwaltney
Notary Public

My Commission Expires:

SEPT. 26, 1998

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

2732 02/29 0101 03CHECK 12.00

STATE OF TENNESSEE )
)
COUNTY OF DAVIDSON )

This transfer of property is exempt for conveyance tax pursuant to T.C.A. Section 67-4-409(a)(3)(A).

Susie Baird
Affiant

Sworn to and subscribed before me this 28th day of February 1996.

Sarah Gwaltney
Notary Public

My Commission Expires:

SEPT 26, 1998

