FORM NO. WD-1

QUITCLAIM DEED

BOOK 10006 PG 885

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 5th DAY OF APRIL, 1996

Notary Public

MY COMMISSION EXPIRES: My Commission Expires MAR. 27, 1999

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
SATURN & MAZER, Attorneys, 212 Third Avenue, North, Nashville, Tennessee 37201
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
NANCY S. BAKER (NAME)	S A M E (NAME)	116-8-A
8 Valley Forge Drive (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	8 (CO)
Nashville, TN 37205 (CITY) (STATE) (P.O. ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN 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 I, STEVEN E. BAKER QUITCLAIMED MY INTEREST HEREINAFTER CALLED THE GRANTORS, HAVE ~~BARGAINED AND SOLD~~, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO NANCY S. BAKER HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS: TO-WIT:

BEING Lot No. 8 on the Plan of Sugartree, Phase I, as of record in Book 4675, page 141, Register's Office for said County, to which plan reference is made for a more complete description.

BEING the same property conveyed to Steven E. Baker and wife, Nancy S. Baker, Joint Tenants With Right of Survivorship, by Quitclaim Deed from Nancy S. Smith now Nancy S. Smith Baker, of record in Book 7091, page 255, Register's Office for Davidson County, Tennessee and the same property conveyed to Nancy S. Smith by Quitclaim Deed from Alan D. Mazer, Trustee, of record in Book 5470, page 176, Register's Office for Davidson County, Tennessee.

0168497
IDENTIF. ↑ REFERENCE

96 APR -8 AM 10:53
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

7412 04/08 0101 03CHECK 8.00

unimproved ( )
This is improved (X) property, known as #8, Valley Forge Drive, Sugartree, Nashville, TN 37205
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the said GRANTEES, their heirs and assigns forever. And we covenant with the said GRANTEES that we are lawfully seized and possessed of said land as a good and indefeasible estate in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise noted herein. And we covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever.

Witness my hand this 5th day of April, 1996

STEVEN E. BAKER

BOOK 10006 PG 886

STATE OF TENNESSEE
Davidson County

THE UNDERSIGNED

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named STEVEN E. BAKER

the bargainor_____, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this _____ day of April 19 96.

Commission Expires My Commission Expires MAR. 27, 1999

_____ Notary Public

STATE OF TENNESSEE
Davidson County

Before me, _____ a Notary Public in and for the State and County aforesaid, personally appeared _____

with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the _____ of the _____ a corporation, and that he as such _____, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as _____.

Witness my hand and official seal at _____, _____, this _____ day of _____, 19____.

_____ Notary Public

Commission Expires_____

WARRANTY DEED

FROM

TO