0168499

FORM NO. WD-1

IDENTIF. ↑ REFERENCE

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)

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

QUITCLAIM DEED

BOOK 10006 PG 889

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) | SAME (NAME) | 134-13-216 |
| 8 Valley Forge Drive (STREET ADDRESS OR ROUTE NUMBER) | (STREET ADDRESS) | |
| 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

7414 04/08 0101 03CHECK 8.00

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:

LAND in Davidson County, Tennessee, being Lot No. 371 on the Plan of Hillbrook Subdivision, Section 6, as of record in Book 4175, page 7, Register's Office for said County.

SAID Lot No. 371 fronts 82.00 feet along the northwesterly margin of Largo Drive and extends back between two lines, 131.1 feet on the northeasterly line and 141.7 feet on the southwesterly line, to a dead line in the rear, measuring 65.09 feet thereon.

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 Shackelford now Nancy Shackelford Baker, of record in Book 7091, page 253, Register's Office for Davidson County, Tennessee and being the same property conveyed to Nancy Shackelford, a single person, by deed from Fred Smith and Richard E. Sharpe, single men, of record in Book 6343, page 991, Register's Office for said County.

unimproved ( ) This is improved ( X ) property, known as 254-256 Largo Drive, Nashville, Tennessee 37211
(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 do covenant with the said GRANTEES that we are lawfully seized and possessed of said land; that we have a good right to convey it, and that the same is unencumbered, unless otherwise herein noted, and we do 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, 19 96

STEVEN E. BAKER

BOOK 10006 PG 890

**STATE OF TENNESSEE**
**Davidson County**

Personally appeared before me, THE UNDERSIGNED, 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 5th 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