This Instrument Prepared By:
K. GABRIEL HEISER
Suite 250, 101 Westpark Drive
Brentwood, TN 37027
(615) 377-1107

QUIT CLAIM DEED

KNOW ALL MEN BY THESE PRESENTS, that Clara C. Baker, having been predeceased by her husband, J. Frank Baker, for and in consideration of Ten Dollars ($10.00), cash in hand paid, together with other good, valuable, and satisfactory consideration, the receipt of all of which is hereby acknowledged, by these presents does hereby quitclaim and convey to John Franklin Baker, Jr., all her right, title, and interest in the property described below, reserving to herself a life estate in said property with full power and authority to sell, convey, mortgage, lease, or otherwise dispose of the property described below in fee simple, without joinder by the remaindermen, and to keep absolutely any and all proceeds derived therefrom. Said real estate is located in Davidson County, Tennessee, and is more particularly described as follows, to-wit:

> Land in Davidson County, Tennessee, being located in the 13th Civil District, and situated about 8-1/2 miles from Nashville on the west side of the Sulphur Creek road, and described as follows:
>
> Beginning in the center of said road at the southeast corner of a tract of land containing 22.64 acres, conveyed by J. P. Zeigler and wife, Ruth Zeigler to Mrs. Laura May Denton, by deed recorded in the Register's Office of said County, in Book 433, page 441, being also Zeigler's northeast corner; thence with the center of said road North 26-1/4° East 12-1/2 poles to a point, North 34° East 18.16 poles to a point, North 19-1/2° East 20 poles to a point, North 15-3/4° East 36-1/2 poles to a point, North 32° East 28 poles to a point, North 1-3/4° East 26 poles to a point North 41° East 8 poles to a point, North 15° West 7 poles to a point, North 31° West 20 poles to the center of Back Creek Road; thence down the same South 87° West 14 poles, South 71° West 14 poles, South 83° West 14-1/2 poles, West 32 poles South 70° West 18 poles, South 63° West 51-1/2 poles, South 41° West 13-1/2 poles to the northeast corner of a tract of 50 acres of land conveyed by W. E. Hyde and wife to W. L. Bainbridge by deed recorded in the aforesaid Register's Office in Book 291, page 381; thence with the easterly boundary line of same, South 14° East 33 poles to Seigler's northwest corner; thence with his line South 72° East 27-1/4 poles to a sugar tree; thence South 4-1/2° East 42 poles to a stake; thence South 62-3/4° East 72 poles to the beginning, containing 103.37 acres, more or less.
>
> Included in the above description but specifically excluded herefrom is the following described tract of land, being retained by J. A. Crunk

and wife, Ela E. Crunk, according to survey of D. E. Boner, December 11, 1945, as follows:

Beginning in the center of Old Hickory Boulevard at Zeigler's northeast corner In Owens' west line: thence with the center of said Boulevard north 22° 6' East 300 feet; thence leaving the boulevard north 63° 45' West 726 feet; thence South 22° 6' West 300 feet to a point in Zeigler's north line; thence along said line, South 63° 45' East 726 feet to the point of beginning.

Being the same property conveyed to J. Frank Baker and wife, Clara C. Baker, by deed from J. A. Crunk and wife, Ela E. Crunk, of record in Book 1339, page 680, said Register's Office.

This is improved property known as 5183 Old Hickory Boulevard, Nashville, Tennessee 37218.

No abstract or survey furnished for preparation of this instrument.

IN TESTIMONY WHEREOF, I have executed this instrument this APRIL 17, 1996

CLARA C. BAKER

By: John Franklin Baker, Jr.
JOHN FRANKLIN BAKER, JR., Attorney-in-fact

STATE OF TENNESSEE)
COUNTY OF Williamson)

Before me, a Notary Public in and for said state and county, duly commissioned and qualified, personally appeared John Franklin Baker, Jr., known to me to be the person whose name is subscribed as attorney-in-fact for Clara C. Baker, and acknowledged that he executed the same as the act of his principal for the purposes therein contained.

WITNESS my hand and Notarial Seal this 17th day of April, 1996.

Rianan M. Kletn
NOTARY PUBLIC

My Commission Expires:_____

Property address:
5183 Old Hickory Boulevard
Nashville, Tennessee 37218

I hereby swear or affirm that to the best of affiant's knowledge, information and belief, the actual consideration for this transfer is Ten Dollars ($10.00).

.10023 PG 203

Mail Tax Bills To:
John F. Baker, Jr.
5171 Old Hickory Boulevard
Nashville, Tennessee 37218

PARCEL I.D.

056.00
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JOHN FRANKLIN BAKER, JR., Affiant

Subscribed and sworn to before me this the 17th day of April, 1996.

NOTARY PUBLIC

My Commission Expires: _____

PICK-UP

96 APR 22 PM 2:14

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IDENTIFICATION REFERENCE