BOOK 10054 PG 880

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THIS INSTRUMENT PREPARED BY:
BASS, BERRY & SIMS (MDS)
2700 First American Center
Nashville, Tennessee 37238
Doc. 0432619 03/12/96 gh

QUITCLAIM DEED

TO CREATE TENANCY IN COMMON

Address New Owner(s) As Follows:	Send Tax Bills To:	Map Parcel Numbers:
Karen M. Baker William W. Baker 1 Valhalla Nashville, Tenn. 37215	Same	Map 158-4-A Parcel 43

FOR AND IN CONSIDERATION of One Dollar ($1.00), cash in hand paid, the receipt of which is hereby acknowledged and in order to create a tenancy in common, we, WILLIAM W. BAKER AND KAREN M. BAKER, by these presents do hereby quitclaim and convey unto MICHAEL D. SONTAG, his heirs and assigns, all our right, title and interest in and to the property described on Exhibit A hereto.

AND MICHAEL D. SONTAG in order to create a tenancy in common does hereby quitclaim and convey unto WILLIAM W. BAKER and wife, KAREN M. BAKER, as tenants in common, their heirs, and assigns, all his right, title and interest in and to said property.

The description on Exhibit A hereto is the same as that contained in the prior deed.

Said property is conveyed subject to such limitations, restrictions, and encumbrances as may affect the premises.

This is improved property known as 1 Valhalla, Nashville, Tennessee.

IN WITNESS WHEREOF, the undersigned have executed this instrument on this 5th day of March, 1996.

3377 03/12/96 0101 030-EDK 12.00

William W. Baker

Karen M. Baker

Michael D. Sontag

0183322
IDENTIF. & REFERENCE

96 MAR 20 PM 12:24

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, William W. Baker and Karen M. Baker, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 8th day of May, 1996.

Notary Public

My Commission Expires:
5/25/96

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, Michael D. Sontag, the within named 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, at office, this 8th day of May, 1996.

Notary Public

My Commission Expires:
5/25/96

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $-0-.

Karen M. Baker

Subscribed and sworn to before me
this 8th day of May, 1996.

Notary Public

My Commission Expires:
5/25/96

EXHIBIT A

Land in Davidson County, Tennessee, being Lot No. 81 on the Plan of Otter Wood, Section Two, of record in Book 6900, pages 598-602, Register's Office for Davidson County, Tennessee.

Said Lot No. 81 which is a corner lot, fronts 181.87 feet on the southwesterly margin of Valhalla and fronts 196.20 feet on the southeasterly margin of St. Mellion, said frontages being joined by a curve having a length of 32.95 feet, and extends back 271.0 feet on the southeasterly line and 257.45 feet on the southwesterly line to a point of intersection.

Being the same property conveyed to William W. Baker and wife, Karen M. Baker by deed of record in Book 9678, page 103, Register's Office for Davidson County, Tennessee.