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BOOK 10306 PG 927

IDENTIF. # REFERENCE

FROM: HAROLD S. BAKER and OZELIA O. BAKER

TO: CAROLE E. BAKER

96 DEC 31 PM 2:54

FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TN.

QUITCLAIM DEED

ADDRESS NEW OWNER(S)	SEND TAX BILLS TO:	MAP-PARCEL NO.
Harold S. Baker and Carole E. Baker 909 Ginger Court Brentwood, TN 37027	Same	160-15-38

THIS INSTRUMENT WAS PREPARED BY:
EDWARD J. GROSS
Attorney at Law
1601 Parkway Towers
Nashville, Tennessee 37219
Phone: (615) 259-9725

The actual consideration or value, whichever is greater, for this transfer is -0-

FOR AND IN CONSIDERATION of love and affection, and for no monetary consideration, we, **HAROLD S. BAKER** and wife, **OZELIA O. BAKER**, (hereinafter referred to collectively as "the Grantors"), have bargained and sold, and by these presents do quitclaim and convey unto **CAROLE E. BAKER**, (hereinafter referred to as "the Grantee"), her heirs and assigns, all of the Grantors' right, title, and interest in and to a one-seventh undivided interest in the following described tract or parcel of land situated in Nashville, Davidson County, Tennessee to wit:

Land in Davidson County, Tennessee, being Lot No. 45 on the Plan of Hearthstone, Phase 9, of record in Book 6900, Page 374, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Harold S. Baker and wife, Ozelia O. Baker, by deed from Dennis C. Allen and wife, Nan C. Allen, of record in Book 8646, Page 206, Register's Office for Davidson County, Tennessee.

This description is the same description that was used in the previous deed of record.

Subject to restrictions in Book 7302, Page 92, and Book 7053, Page 982, and all matters shown on the plan of record.

Subsequent to the transfer reflected herein, the Grantors hold a four-sevenths undivided interest, and the Grantee holds a three-sevenths undivided interest in the real property described hereinabove.

This is improved property known as 909 Ginger Court, Brentwood, Tennessee 37027.

The real property described hereinabove is, in all events, conveyed subject to such other mortgages, limitations, restrictions, covenants, conditions, easements, liens, charges, and encumbrances as may affect the premises.

IN WITNESS WHEREOF, this instrument has been executed on this 31st day of December, 1996.

GRANTORS:

Harold S Baker
HAROLD S. BAKER

Ozelia O. Baker
OZELIA O. BAKER

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, BARBARA SECHLER, a Notary Public in and for said State and County, the within named Harold S. 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 31st day of December, 1996.

Barbara Sechler

BARBARA SECHLER NOTARY PUBLIC NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENNESSEE

My Commission Expires: 12-19-2000

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, BARBARA SECHLER, a Notary Public in and for said State and County, the within named Ozelia O. Baker, the 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 official seal at Nashville, Tennessee, this 31st day of December, 1996.

Barbara Sechler

BARBARA SECHLER NOTARY PUBLIC NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENNESSEE

My Commission Expires: 12-19-2000

96/12/31 0101 01C45H 8.00