BOOK 10823 PG 159

THIS INSTRUMENT PREPARED BY:
JAMES M. CANNON
ATTORNEY AT LAW
3915 WESTMONT AVENUE
NASHVILLE, TN 37215

98 MAR -4 PM 3:04

FELIX A. [illegible] REGISTER
DAVIDSON COUNTY, TN

IDENTIF. & REFERENCE

0407971

QUITCLAIM DEED

Name and Address of New Owner: + Tax Bills
Martha Clare Baker
948 Beech Bend Drive
Nashville, TN 37221

Street Address of Subject Property:
948 Beech Bend Drive
Nashville, TN 37221

1101 03/04 0101 01[illegible] 5.00

Map-Parcel No:
Map: 156-2
Parcel: 212

FOR A CONSIDERATION, the receipt and sufficiency of which is hereby acknowledged, **James Dean Baker, ("Grantor (s)"),** by these presents, quitclaims, grants and conveys unto **Clare Carter Baker, ("Grantee (s)"),** her heirs, successors and assigns, all his interest in and to the following tract (s) of land in Davidson County, State of Tennessee, to-wit:

Being Lot No.827 on the plan of Harpeth Woods, Section IV, as of record in the Plat Book 5200, Page 560, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Fox Ridge Company, a Limited Partnership by deed of record in Book 6067, Page 352, Register's Office for said County. Also being the same property conveyed to James Dean Baker and wife, Martha Clare Baker by deed in Book 6166, Page 320 Register's Office. This conveyance is subject to Restrictive Covenants of record in Book 6097, Page 560, Register's Office said County.

This conveyance is subject to any and all zoning regulations, building restrictions, and set back lines, if any, easements and rights of way for public utilities.

This conveyance is subject to any and all existing restrictions and easements of record.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, the Grantor has hereunto set his hand on this the 2nd day of March, 1998.

X James Dean Baker
James Dean Baker

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 2nd day of March, 1998, before me personally appeared James Dean Baker, to me known to be the person (s) described in, and who executed the foregoing instrument, and who acknowledged the execution of the same to be his free act and deed.

Witness my hand and official seal.

Notary Public
My Commission Expires: 5-28-2000



STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

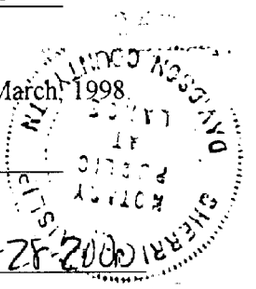
The actual consideration or value whichever is greater for this transfer is $0.00

X James Dean Baker
Affiant

Subscribed and sworn to before me, this the 2nd day of March, 1998.

Notary Public

My Commission Expires: 5-28-2000



QUITCLAIM DEED