THIS INSTRUMENT PREPARED BY: EAST END TITLE & ESCROW, INC.
405 TWO MILE PIKE, SUITE C, GOODLETTSVILLE, TN 37072
BASED UPON INFORMATION FURNISHED BY THE PARTIES

BOOK 11275 PAGE 461

QUITCLAIM DEED

ADDRESS OF NEW OWNER(S):	SEND TAX BILL TO:	MAP AND PARCEL NO.
Randall C. Baxter 8237 Greenbrier Road Joelton, TN 37080	Same	Map 5 Parcel 3.5

FOR AND IN CONSIDERATION of the sum of One Dollar ($1.00) cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged;

I, DOROTHY JACOB, hereinafter referred to as GRANTOR, do hereby quitclaim and convey unto RANDALL C. BAXTER AND WIFE, LAURA G. BAXTER, hereinafter referred to as GRANTEES, their successors, heirs and assigns, any and all of my right, title and interest in and to that certain property located in Davidson County, Tennessee, being more particularly described as follows, to-wit:

Land in the 14th Civil District of Davidson County, Tennessee, described according to a survey by Steve Draper, April 1, 1963, as follows:

BEGINNING at a point in the center of Forbes Road at the northwest corner of the property conveyed to Dave Forbes and wife, by deed from Georgia A. Colebrook, of record in Book 3535, page 524, Register's Office for said County; thence with the center of said Road North 84 deg. 30' West 381 feet and South 87 deg. 15' West 240 feet; thence South 14 deg. 30' West 801 feet; thence South 83 deg. 10' East 365 feet; thence South 50 deg. East 200 feet; thence South 63 deg. East 40 feet to said Forbes' southwest corner; thence with said Forbes' western boundary line North 14 deg. 30' East 790 feet to the beginning, containing 10.4 acres, more or less.

Being the same property conveyed to Harold F. Jacob and wife, Dorothy Jacob by deed of record in Book 4261, page 383, Register's Office for Davidson County, Tennessee, the said Harold F. Jacob having since died the property now vests in Dorothy Jacob as surviving tenant by the entirety.

Witness my signature on this the 30th day of December, 1998.

Dorothy Jacob
DOROTHY JACOB

053125
IDENTIF. ↑ REFERENCE

98 DEC 31 AM 8:43
DAVIDSON COUNTY, TN.

MAIL ENV

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

STATE OF TENNESSEE:
COUNTY OF DAVIDSON:

The actual consideration or value whichever is greater, for this transfer is $80,000.00.

Affiant

Subscribed and sworn to before me this the 30th day of December, 1998

Notary Public

My commission expires:

March 23, 2002

AARON ADAMS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE:
COUNTY OF DAVIDSON:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, DOROTHY JACOB, the within named bargainor, with whom I am personally acquainted, or proved to be 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 this 30th day of December, 1998.

My commission expires:

March 23, 2002

Notary Public

(AFFIX SEAL)

AARON ADAMS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11275 PAGE 463

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED	CFEE - COMPUTER FEE	PRFEE - PROBATE FEE

0531125
IDENTIF. ↑ REFERENCE

98 DEC 31 AM 8:44

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

CAMT	50000.00
CON TX	22[illegible].00
PRFEE	1.00
MISCEL	8.00
CFEE	2.00
TOTAL	307.00
CHECK	307.00

12/31/98 01 09:41 0001 6817

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1404124