BOOK 11334 PAGE 270

0547244

IDENTIFICATION REFERENCE

99FEB -9 PM 2:41

REGISTER
DAVIDSON COUNTY, TN.

This Instrument Prepared by:
STANLEY A. KWELLER
JACKSON, KWELLER, McKINNEY & BADGER
214 Second Avenue North
One Washington Square, Suite 103
Nashville, TN 37201

The actual consideration for this transfer is $ 10.00

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR TRUE VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 10.00

AFFIANT

STA SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9 DAY OF Feb 19 99.

CO Deputy Register

Sworn to and subscribed before me
this _____ day of _____, 1999.

_____
NOTARY PUBLIC

My Commission Expires:_____

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

3961 02/09 0101 03CHECK 10.00

QUITCLAIM DEED

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NO.
Joseph David Baker 912 Eighth Avenue South Nashville, Tennessee 37203	Same	110/50

FOR AND IN CONSIDERATION of One Dollar ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, I, Bill B. Baker, now a single person, by these presents do hereby quitclaim and convey unto Joseph David Baker, now a single person, to her heirs, successors and assigns, all my right, title and interest in and to the following described tract of land:

LAND in Davidson County, Tennessee, as follows:

Beginning at an old iron rod twenty-five feet from the centerline and in the North margin of Hessey Lane, also being the Southeastern most corner of the T.H. Felts property described in QCD 5300, Page 988, and being the southwestern most corner of the Henry Miller, *et ux.*, property as evidence in Deed Book 6003, Page 355. Thence; along said margin of Hessey Lane, North 84° 02' 08" West a distance of 300.00 feet to a new iron rod, being the common corner with the remaining portion of said T.H. Felts Heirs tract. Thence; North 06° 51' 07" East a distance of 979.73 feet to a new iron rod being on the common line with W. Wayne TR Property as evidence in Deed Book 7606, Page 901. Thence; with the Leroy line and generally along an old fence, South 81° 41' 19" East a distance of 302.25 feet to an old iron rod at a fence post. Thence; continuing with the fence and the Leroy line, North 84° 34'

39" East a distance of 47.75 feet to an old iron rod beside an old corner post. Thence; with the Henry and Marilyn Miller line Deed Book 4756, Page 398, South 05° 32' 27" West a distance of 254.26 feet to an old iron rod in the fence line. Thence; South 08° 22' 38" West a distance of 69.58 feet to an old iron rod in a fence. Thence; along the Henry Miller, *et ux.* line in Deed Book 6003, Page 355, North 83° 50' 33" West a distance of 50.00 feet to an old iron rod. Thence; South 08° 22' 29" West a distance of 337.37 feet to an old iron rod. Thence; South 05° 44' 15" West a distance of 316.01 feet to the point of beginning. Said tract contains 7.05 acres more or less.

BEING the same property conveyed to Bill B. Baker by deed from Louise D. Felts, of record in Book 10547, Page 38, Register's Office for Davidson County, Tennessee.

THIS is unimproved property known as 4701 Hessey Lane.

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

Witness my hand this 5th day of February, 1999.

Bill B. Baker
BILL B. BAKER

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **BILL B. BAKER**, the within named bargainor, with whom I am personally acquainted, or proved to me based upon satisfactory information, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, TN, this 5th day of February, 1999.

Jennifer L Gillespie
NOTARY PUBLIC

JENNIFER L GILLESPIE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

My Commission Expires: 3/27/99