THIS INSTRUMENT WAS PREPARED BY: STATE TITLE, INC.
4334 Lebanon Road
Hermitage, TN 37076

QUITCLAIM DEED

ADDRESS OF OWNER(s)	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Kevin L. Baye et ux 4809 Peppertree Drive Antioch, TN 37013	SAME	Map 176.01 Parcel 73

FOR AND IN CONSIDERATION of the sum of One Dollar ($1.00) cash in hand paid, and other good and valuable consideration, receipt and sufficiency of which is hereby acknowledged, I, Kevin L. Baye hereinafter referred to as Grantors, do hereby Quitclaim and convey unto Jennifer L. Anderson, TRUSTEE, hereinafter referred to as Grantee, her successors and assigns, all my right, title, and interest in and to the following described tract of land:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION WHICH IS INCORPORATED HEREIN.

THIS INSTRUMENT WAS PREPARED BY INFORMATION FURNISHED BY THE PARTIES HEREIN. NO WARRANTY OF TITLE IS EITHER EXPRESSED OR IMPLIED.

THIS CONVEYANCE IS MADE SUBJECT TO:

1) ANY AND ALL CONDITIONS, RESTRICTIONS, AND EASEMENTS OF RECORD.
2) 1999 TAXES AND SUBSEQUENT YEARS CONSTITUTE A LIEN ALTHOUGH NOT YET DUE AND PAYABLE.
3) PROPERTY IS SUBJECT TO ALL MATTERS AFFECTING SAID PREMISES AS CONTAINED IN PLAT BOOK 8250, PAGE 195, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, INCLUDING BUT NOT LIMITED TO A 30' EASEMENT FOR UTILITIES AND DRAINAGE PURPOSES ALONG THE REAR OF SAID LOT AND A UTILITY ANCHOR EASEMENT OVER THE NORTHEAST 2 ½' X 25' OF SAID LOT.
4) PROPERTY IS SUBJECT TO RESTRICTIVE COVENANTS CONTAINED IN BOOK 8983, PAGE 767, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

AND NOW I, the said Jennifer L. Anderson, TRUSTEE, do hereby quitclaim and convey unto Kevin L. Baye and wife, Caren Baye, their heirs and assigns, the same property hereinafter described and set forth, to which reference is here made, and said property is conveyed subject to such limitations, restrictions, and encumbrances as may affect the premises.

WITNESS OUR HANDS THIS THE 19th DAY OF April, 1999.

Kevin L. Baye

Jennifer L. Anderson

Jennifer L. Anderson

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Kevin L. Baye and Jennifer L. Anderson, the within named bargainors, with whom I am personally acquainted and who acknowledged that they executed the within instrument for the purpose therein contained.

WITNESS my hand and official seal this the 19th day of April, 1999.

NOTARY PUBLIC

My Commission Expires: 1-26-2002

STATE OF Tennessee
COUNTY OF Davidson

The actual consideration for this transfer is $1.00.

Affiant

Sworn to and subscribed before me this 19th day of April, 1999.

My Commission Expires: 1-26-2002

NOTARY PUBLIC

EXHIBIT "A"

LEGAL DESCRIPTION

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 156, ON THE PLAN OF PEPPERTREE FOREST, SECTION 16, OF RECORD IN PLAT BOOK 8250, PAGE 195, REGISTER'S OFFICE FOR SAID COUNTY, TO WHICH REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE LEGAL DESCRIPTION THEREOF.

BEING THE SAME PROPERTY CONVEYED TO KEVIN L. BAYE BY DEED FROM JEFFREY ALLEN STEBBINS AND WIFE, JERI LYNN STEBBINS DATED JANUARY 11, 1997 OF RECORD IN BOOK 10378, PAGE 204, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

MAIL ENV

99 APR 27 AM 9:03

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REFERENCE