THIS INSTRUMENT WAS PREPARED BY:
STINNETT & WILKINSON
Attorneys at Law
106 Frey Street
Ashland City, Tennessee 37015

ADDRESS NEW OWNER AS:
Billy A. Baker et ux
2059 Highway 12 South
Ashland City, TN 37015

SEND TAX BILLS TO:

Same

MAP: 056-00-0
PARCEL: 021.00

Davidson County DEEDQC
Recvd: 09/20/00 10:28 3pgs
Fees:14.00 Taxes:0.00
20000920-0093467

PARTITION DEED

FOR AND IN CONSIDERATION of the sum of One Dollar ($1.00), cash in hand paid, by the hereinafter named Grantee(s) and other good and valuable considerations, the receipt of which is hereby acknowledged, **and for the express purpose of partitioning lands already owned by the Grantor and Grantee herein, I, ALMA CHERYL BAKER PARKER**, hereinafter called the Grantor(s), and by these presents do hereby transfer, convey and quitclaim unto **BILLY A. BAKER and wife, DEANNA H. BAKER**, hereinafter called the Grantee(s), their heirs and assigns, all my right, title, claim and interest in and to the following described property located in **Davidson** County, Tennessee, to-wit:

> Tract No. 1: Land in Davidson County, Tennessee, in the 13th, formerly 25th Civil District of said Davidson County, Tennessee, described according to a survey made by John M. Sullivan, County, Surveyor for said County, March 22nd, 1947, as follows: **BEGINNING** at a large tree in the Northern boundary line of a tract of land owned by Lee Cantrell; thence with Cantrell's Northern boundary line, north 45 degrees 07 minutes east 314.5 feet to a point to a point, south 52 degrees 14 minutes east 127.7 feet to a point in the westerly margin of an unamed road; thence North 8 degrees 08 minutes east 343.5 feet to a point in the center of said road; thence South 85 degrees 40 minutes west 181.5 feet to a cedar tree; thence south 54 degrees 07 minutes west 483.9 feet to a stone in a fence; thence South 37 degrees 44 minutes east 266.3 feet to the beginning, containing 3 acres, more or less, including but excluding therefrom a small triangle piecr of land in the North-east corner of the above tract of land for ingress and egress.
>
> **BEING** the same property conveyed to Nellie Christine Baker, by deed from Ollie Winfrey and wife, Dollie Winfrey, of record in Book 1682, Page 429, Register's Office for Davidson County, Tennessee.
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> Tract No. 2: Land in Davidson County, Tennessee, and being in the 13th Civil District of Davidson County, Tennessee, and described according to a copy of survey made February 16th, 1950, by John M. Sullivan, County Surveyor for Davidson County, Tennessee, being 16-7/10 acres off of the Southwest part of the 93.53 Acre tract

of Lee Winfrey tract, and **BEGINNING** at a large cedar tree at or near the easterly point of the land herein described and conveyed; thence North 60 degrees 40 minutes West 473.3 feet to a point; thence North 37 degrees 05 minutes West 498.8 feet to a point; thence North 74 degrees 23 minutes West 172.5 feet to a point; thence South 73 degrees 14 minutes West 294.5 feet thence South 47 degrees 14 minutes West 97.2 feet to a point; thence South 24 degrees East 144.3 feet to a point; thence S. 4 degrees 30 minutes East 330 feet to a point; thence South 23 degrees East 231 feet to a point; thence South 5 degrees West 8-1/2 feet to a point; thence South 68 degrees 55 minutes East 935 feet with fence to South-east corner of this tract being being described and conveyed; thence North 37 degrees 44 minutes West 266.3 feet; thence North 54 degrees 07 minutes East with fence 439.9 feet to the beginning.

BEING the same property conveyed to Nellie Christine Baker, by deed from Lee Winfrey and wife, Bettie Winfrey, of record in Book 1811, Page 569, Register's Office for Davidson County, Tennessee.

Nellie Christine Baker died testate on December 22, 1999, and the Grantor and Grantee herein received a one-half undivided interest each in and to said property according to her Last Will and Testament of record in the Probate Court Clerk's Office for Davidson County, Tennessee, Docket Number OOP-345.

This conveyance **includes** an easement 20 feet wide from the road for a road to or near the large cedar tree mentioned herein above.

Billy A. Baker joins in this conveyance for the purpose of creating a tenancy by the entirety in himself and his wife, Deanna H. Baker.

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

IN WITNESS WHEREOF, Grantor(s) has executed this instrument this 18th day of September, 2000.

Alma Cheryl Baker Parker

ALMA CHERYL BAKER PARKER

Billy A. Baker

BILLY A. BAKER

STATE OF TENNESSEE]
COUNTY OF CHEATHAM]

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **ALMA CHERYL BAKER PARKER and BILLY A. BAKER**, the bargainor(s), with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Ashland City, Tennessee, this 18th day of September, 2000.

Notary Public

My Commission Expires: 03-17-2004

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STATE OF TENNESSEE]
COUNTY OF CHEATHAM]

The actual consideration or value, whichever is greater, for this transfer is **$0**.

Billy A. Baker
Affiant

Subscribed and sworn to before me, this the 18th day of September, 2000.

Notary Public

My Commission Expires: 03-17-2004