File : Box 13

939

Davidson County DEEDQC
Recvd: 10/11/00 08:36 3pgs
Fees:15.00 Taxes:79.55
20001011-0100790

QUITCLAIM DEED

FROM: KAREN BAKER and MIKE R. BAKER, INDIVIDUALLY AND AS CO-ADMINISTRATORS OF THE ESTATE OF RAYMOND D. BAKER

TO: MADALYN C. BAKER

ADDRESS NEW OWNER AND SEND TAX NOTICES TO:
Madalyn C. Baker
3880 Priest Lake, No. 69
Nashville, TN 37217

PROPERTY: Townhouse 13, Building 19, Priest Lake Park Condominium Townhouses, Phase 1

MAP: 136-3-A

PARCEL: 97

FOR AND IN CONSIDERATION of $21,500.00, cash in hand paid, the receipt of which is hereby acknowledged, we, KAREN BAKER and MIKE R. BAKER, individually, and as Co-Administrators and beneficiaries of the Estate of Raymond D. Baker, Deceased, hereby transfer and convey unto Madalyn C. Baker, her heirs and assigns, all of their right, title and interest in and to the following described parcel of land in Davidson County, Tennessee:

A certain condominium apartment in Davidson County, Tennessee, being Townhouse No. 13, Building No. 19 in a Horizontal Property Regime located on the Plat of Priest Lake Park Condominium Townhouses, Phase 1, as of record in Book 4460, page 79, and revised in Book 4460, page 88, Register's Office for said County, to which reference is here made.

Being the same property conveyed to "Raymond D. Baker and wife, Madalyn C. Baker", by Deed from Sandra E. Williams, unmarried, of record in Book 5346, page 985, said Register's Office.

The said Raymond D. Baker has since died. The Probate Court for Davidson County, Tennessee, in which the Estate of Raymond D. Baker is under administration under Docket No. 94P-1879, by Order entered on the 3rd day of October, 1996, adjudged that the said Deed to Raymond D. Baker and wife, Madalyn C. Baker, created a tenancy in common, as a result of which the Grantees, Raymond D. Baker and Madalyn C. Baker, each owned an undivided one-half interest without rights of survivorship. By this Deed, Karen Baker and Mike R. Baker, as Co-Administrators of the Estate of Raymond D. Baker and as beneficiaries of his estate, quitclaim unto Madalyn C. Baker all of their right, title and interest in the said real estate in order that Madalyn C. Baker shall become the sole owner.

This conveyance is made subject to any and all liens and encumbrances against the said property, which are expressly assumed by the Grantee.

MOB.

This is improved property, known as ~~4000 Anderson Road,~~ 3880 Priest Lake DR No. 13, Nashville, Tennessee 37217.

WITNESS our hands this 27th day of January, 1997.

Karen Baker
KAREN BAKER

Mike R. Baker
MIKE R. BAKER

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named KAREN BAKER AND MIKE R. BAKER, the Bargainors, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 27th day of January, 1997.

Dawn D. Baker
NOTARY PUBLIC

My commission expires:

11-28-98

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The undersigned, being first duly sworn, makes oath that the consideration for this Quitclaim Deed is in the amount of $21,500.00.

This 30th day of January, 1997.

Madalyn C. Baker
AFFIANT

Sworn to and subscribed before me this 30th day of January, 1997.

Christina L. Neeley
NOTARY PUBLIC

My commission expires:

1-27-2001



This instrument prepared by: GEORGE H. CATE, JR.
95 White Bridge Road
Suite 503, Cavalier Building
Nashville, TN 37205
615/352-8677