THIS INSTRUMENT IS PREPARED SOLELY FROM INFORMATION PROVIDED BY THE PARTIES

This Instrument Prepared By:
Title Escrow of Brentwood, Inc.
HAROLD REEVES, ATTORNEY P.C.
5111 Maryland Way, Suite 205
Brentwood, TN 37027
(615)221-0032

ADDRESS NEW OWNER:
Rick P. Baker
625 Baton Rouge Court
Hermitage, TN 37076

OWNER:
Rick P.Baker
Theresa L. Baker

Davidson County DEEDQC
Recvd: 04/03/01 08:25 2pgs
Fees:10.00 Taxes:0.00
20010403-0031850

SEND TAX BILL:
To Owner

MAP AND PARCEL:
MAP *75-11*
PARCEL *36*

QUITCLAIM DEED

For and in consideration of Theresa L. Baker's inheritance, I, Juanita M. Binkley, hereby Quitclaim all my rights, title and interest to Rick P. Baker and wife, Theresa L. Baker, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 454, on the Plan of Highlands of Tulip Grove, Section 2, as of record in Book 4675, page 93, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Louise R. Moses by deed from Thomas P. Sharp, Jr. and wife, Mary T. Sharp of record in Book 5468, page 326, Register's Office for Davidson County, Tennessee. Being the same property conveyed to **Juanita M. Binkley** by Quitclaim Deed from Louise R. Moses of record in Book 11401, page 29, said Register's Office.

This is not the primary residence of Juanita M. Binkley.

This is improved property known as 625 Baton Rouge court, Hermitage, TN 37076.

This is same legal description as in previous deed of record.

And now I, for the express purpose of carrying out the intent of this conveyance, as above set out, do hereby Quitclaim and convey all my interest unto the said Rick P. Baker and wife, Theresa L. Baker, their heirs and assigns, forever; to have and to hold; and I, Juanita M. Binkley, covenant with the said Grantees that the same is conveyed subject to the limitations and restrictions as may effect the premises. Wherever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this the 29th day of March, 2001.

Juanita M. Binkley

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Juanita M. BInkley, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within Quitclaim Deed for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this the 29th day of March, 2001.

Dixie Seagraves
NOTARY PUBLIC

My Commission Expires: 1-26-2002

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $ **NONE**.

AFFIANT

Subscribed and sworn to before me this 29th day of March, 2001.

Dixie Seagraves
NOTARY PUBLIC

My Commission Expires: 1-26-2002

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.