This Instrument Prepared by
BROKERS ESCROW SERVICES, INC.
P. O. BOX 140255
211 DONELSON PIKE, SUITE 2
NASHVILLE, TENNESSEE 37214

ADDRESS NEW OWNER:
Peggy Baker
4728 Hunters Crossing Dr.
Old Hickory, Tn 37138

SEND TAX BILL TO:
Owner

MORTGAGEE:
none

Davidson County DEEDQC
Recvd: 03/20/02 15:05 2pgs
Fees:12.00 Taxes:0.00
20020320-0034580

MAP 096
PARCEL 10-0
Group 057.00

QUITCLAIM DEED

For and in consideration of love and affection (and no monetary consideration) and for the express purpose of making a re-conveyance to create fee simple absolute ownership in **PEGGY BAKER** , WE, **CHARLES R. MILLER AND PEGGY BAKER,** by these presents do hereby quit claim, grant and convey unto **David J. Waynick**, Trustee, his successors and assigns, all of our right, title and interest in the following described tract of land in Davidson County, Tennessee, to wit:

Being Lot Number 109 on the Plan of CloverHill, Section II, as of record in Book 2133, Page 46, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more particular description.

Being the same property conveyed to **CHARLES R. MILLER AND PEGGY BAKER** from Secretary of Housing and Urban Development by Deed of record in Instr 20020320-0034579 , in the Register's Office of Davidson County, Tennessee.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater for this transfer is $0.00.

Charles R. Miller
Affiant

Subscribed and sworn to before me this 15th day of March, 2002.

TINA HELSLEY NOTARY PUBLIC AT LARGE RUTHERFORD COUNTY, TENN.

Notary Public

My Commission Expires June 28, 2004

And now, I, the said David J. Waynick, Trustee, for the express purpose of carrying out the intent of this conveyance, as above set out, do hereby quit claim and convey unto **PEGGY BAKER**, fee simple, all of my interest in the same property hereinabove described and set forth, to which reference is here made, and the interest in said property is conveyed subject to the same limitations, restrictions and encumbrances as may affect the premises, as above set forth.

reference is here made, and the interest in said property is conveyed subject to the same limitations, restrictions and encumbrances as may affect the premises, as above set forth.

IN WITNESS WHEREOF we have hereunto set our hands on this the 15TH day of March, 2002.

PEGGY BAKER

CHARLES R. MILLER

DAVID J. WAYNICK, Trustee

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 PEGGY BAKER AND CHARLES R. MILLER , 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 15th day of March, 2002.

TINA HELSLEY NOTARY PUBLIC AT LARGE RUTHERFORD COUNTY, TENN.

Notary Public

My Commission Expires June 28, 2004

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 David J. Waynick, Trustee, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 15th day of March, 2002.

TINA HELSLEY NOTARY PUBLIC AT LARGE RUTHERFORD COUNTY, TENN.

Notary Public

My Commission Expires June 28, 2004