This instrument was prepared upon information furnished by the parties:

HOWARD M. SKIPWORTH & ASSOCIATES
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Attorneys at Law
3353 Union Hill Road, Suite A
Post Office Box 489
Joelton, Tennessee 37080

FROM: **FRED BAXTER**

TO: **FRED BAXTER**
and wife, EVELYN KAY BAXTER

Davidson County DEEDQC
Recvd: 10/10/02 09:45 3pgs
Fees:17.00 Taxes:0.00
20021010-0124079

QUITCLAIM DEED

ADDRESS NEW OWNER(S) AS FOLLOWS: FRED BAXTER and wife, EVELYN KAY BAXTER, Post Office Box 938, Joelton, Tennessee 37080-0938

NAME & ADDRESS OF THE PERSON OR ENTITY RESPONSIBLE FOR PAYMENT OF REAL PROPERTY TAXES: **same**

MAP & PARCEL NO: Map 004-00-0, Parcel 020.00

WHEREAS, **FRED BAXTER** purchased that certain real property located at 8366 Riley Adcock Road, Joelton, Davidson County, Tennessee, as evidenced by Final Decree of Divorce of record in Book 8930, page 9, Register's Office for Davidson , Tennessee; and

WHEREAS, said Final Decree of Divorce vested the real property in **FRED BAXTER**, as owner in fee of record in Minute Book 211C, page 1871; and

WHEREAS, **FRED BAXTER** now desires to establish an estate by the entireties to be created by this conveyance pursuant to Tennessee Code Annotated, Section 66-1-109.

NOW THEREFORE, for and in consideration of the sum of One ($1.00) Dollar, cash in hand paid, and other good and valuable consideration, the receipt and adequacy of which are hereby acknowledged, and for the express purpose of creating a tenancy by the entireties pursuant to Tennessee Code Annotated, Section 66-1-109, I, **FRED BAXTER**, by these presents, do hereby quitclaim all my interest unto **FRED BAXTER and wife, EVELYN KAY BAXTER**, our heirs and assigns, forever, that certain real property located at and known as 8366 Riley Adcock Road, Joelton, Davidson County, Tennessee, and being more particularly described on **EXHIBIT A** attached hereto and made a part hereof, subject to the same limitations, restrictions and encumbrances as may affect the premises.

EXHIBIT A

TRACT 2: A tract of land in the 14th Civil District of Davidson County, Tennessee, containing 19.59 acres, more or less, according to a description by The Reasons Company developed from deeds and property surveyors by others, as follows:

Being part of the same property conveyed to Fred and Althea Baxter as described in Book 6847, page 267, at the Register's Office of Davidson County, TN and more particularly described as follows:

Beginning at an iron pin in the Northerly margin of Adcock Road at the Southwest corner of Joyce Butler; thence with said margin the following calls: South 72 degrees 20 minutes 16 second West 28.96 feet, South 61 degrees 16 minutes 01 second West 42.18 feet to a concrete monument at the Northeast corner of Lot #6 of the Fred Baxter Subdivision; thence leaving margin North 65 degrees 59 minutes 02 seconds West 1088.34 feet with the North line of Lot #6 to an iron rod at the Northwest corner of Lot #6 and in the East line of Sherman Garrett; thence North 10 degrees 34 minutes 24 seconds East 828.32 feet with the East lines of Garrett and then William N. Edgin to a fence post being the Northwest corner of this tract and being a corner to James A. Hamilton; thence South 79 degrees 15 minutes 20 seconds East 473.82 feet to an iron pin at the Northwest corner of a 5.02 acre tract; thence on lines with said tract the following calls: South 05 degrees 47 minutes 19 seconds West 337.58 feet to an iron pin, South 84 degrees 24 minutes 23 seconds East 618.45 feet to a point, North 69 degrees 18 minutes 46 seconds East 27.39 feet to an iron pin in the West line of Fred Baxter; thence with Baxter and then Joyce Bulter the following calls: South 03 degrees 24 minutes 33 seconds West 226.22 feet to an iron pin, South 06 degrees 42 minutes 17 seconds West 129.94 feet to iron pin, South 05 degrees 08 minutes 21 seconds West 222.04 feet to an iron pin, South 11 degrees 09 minutes 20 seconds West 103.79 feet to the point of beginning and containing 19.59 acres.

This description is not based on an actual survey but was developed using deeds and property surveys by others.

Included in the above description is a 25 feet wide ingress and egress easement for use of the 5.02 acre tract referred to above and lying South of said 5.02 acre tract and West of and parallel to the East boundary line of the above described 19.59 acre tract and extends from the South boundary line of 5.02 acre tract to the northerly margin of Adcock Road and is more particularly described in a Warranty deed from Fred and Althea D. Baxter to J.L. and Evelyn Skyles.

Wherever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, the parties have duly executed this Quitclaim Deed on this the 10th day of October, 2002.

FRED BAXTER

EVELYN KAY BAXTER

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, **FRED BAXTER** and wife, **EVELYN KAY BAXTER**, 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 office at Joelton, Tennessee, on this the 10th day of October, 2002.

NOTARY PUBLIC
My commission expires: 06-05-04

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

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

FRED BAXTER

Subscribed and sworn to before me this 10th day of October, 2002.

Notary Public
My commission expires: 06-05-04