After recording return to:

SATURN & MAZER TITLE SERVICES
212 Third Avenue North
NASHVILLE TN 37201
FILE BOX #7

PREPARED FROM INFORMATION PROVIDED BY PARTIES

STATE OF TENNESSEE)
COUNTY OF)
THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS
$ 0 .

SUBSCRIBED AND SWORN TO BEFORE, THIS THE
9 DAY OF January, 2003.

My Commission expires: 3/25/06

NOTARY PUBLIC

THIS INSTRUMENT PREPARED BY		
SATURN & MAZER TITLE SERVICES, INC (NAME)	212 Third Avenue, N NASHVILLE TN 37201 (ADDRESS)	
NAME & ADDRESS OF PROPERTY OWNER:	**SEND TAX BILLS TO:**	**MAP & PARCEL NUMBERS:**
James Leo Baker et al (NAME)	Same (NAME)	91-15
4804 Dakota Avenue (ADDRESS)	(ADDRESS)	311
Nashville, TN 37209 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Quitclaim Deed

For and in Consideration of the sum of $1.00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged,

JAMES LEO BAKER

has bargained and sold, and by these presents does remise, release and QUITCLAIM unto

JAMES LEO BAKER and LINDA DELIGNE,

Joint Tenants with Right of Survivorship.

all of his right, title and interest in a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 705 of Block 32, on the map of Charlotte Park Company's First Addition, as of record in Book 57, page 103, Register's Office for said County.

Said Lot No. 705 fronts 50 feet on the north side of Dakota Avenue and runs back between parallel lines 150 feet to an alley.

Being the same property conveyed to Grantor in Book 4055, page 876, said Register's Office. Decima Allene Baker has since died.

This is unimproved ( ) improved (X) property, known as

4804 Dakota Avenue NASHVILLE TN 37209
(House Number) (Street) (City) (State) (Zip)

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

Witness our hands this 9th day of January, 2003.

Davidson County DEEDQC
Recvd: 01/09/03 16:20 2pgs
Fees:12.00 Taxes:0.00
20030109-0004452

James Leo Baker
JAMES LEO BAKER

STATE OF TENNESSEE
Davidson County

Personally appeared before me, Alan D. Mazer, a Notary Public in and for said County and State, the within named James Leo Baker

the bargainor, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 9th day of January, 2003.

Commission Expires 3/25/06

Notary Public

STATE OF TENNESSEE
Davidson County

Before me, _____ a Notary Public in and for the State and County aforesaid, personally appeared _____

with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the _____ of the _____ a corporation, and that he as such _____, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as _____.

Witness my hand and official seal at _____, _____, this _____ day of _____, 20____.

_____ Notary Public

Commission Expires _____

WARRANTY DEED

FROM

TO