Davidson County DEEDQC
Recvd: 04/30/04 14:32 3pgs
Fees:17.00 Taxes:0.00
20040430-0049513

THIS INSTRUMENT PREPARED BY:
Watkins, McGugin, McNeilly
& Rowan, PLLC
214 2nd Avenue, North, Suite 300
Nashville, TN 37201-1638

QUITCLAIM DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Lillian Whitmore Baker James T. Baker, Jr. 820 Overton Lane Nashville, TN 37220	Same	Map: 146-6 Par: 12 & 13

NANCY C. LANIS NOTARY PUBLIC AT LARGE DAVIDSON CO., TENN.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $NONE

Lillian Whitmore Baker
Affiant

SUBSCRIBED AND SWORN to before me this 21st day of April, 2004.

Nancy C. Lanis
Notary Public

My Commission Expires: 11-26-05

FOR AND IN CONSIDERATION of love and affection and no monetary consideration, we, the undersigned, LILLIAN WHITMORE BAKER and JAMES T. BAKER, JR., joint tenants with right of survivorship, by these presents do hereby quitclaim and convey unto LILLIAN WHITMORE BAKER and JAMES T. BAKER, JR., as tenants in common, their heirs and assigns, all of our right, title and interest in and to the following described tracts of land in Davidson County, Tennessee:

TRACT NO. ONE:

BEING the southeasterly 205 feet front of Lot No. 5 on the map of Overton Park, as of record in Plan Book 2, Page 171, Chancery Court at Nashville, Tennessee, described as follows:

BEGINNING at a point in the northeasterly margin of Overton Avenue, the common corner of lots Nos. 4 and 5; thence with the northeasterly margin of said Overton Avenue, north 38° 10' west 205 feet to a point; thence northeastwardly 415 feet, more or less, to a point in the dividing line between lots 3 and 5; thence south 31° 30' east 427 feet to a point in the north line of lot No. 4, the common corner of lots 3 and 5; thence south 83° 30' west 420 feet to the point of beginning.

Being the same property conveyed to Lillian Whitmore Baker and James T. Baker, Jr., by Quitclaim Deed from James T. Baker, Sr. and wife, Lillian Whitmore Baker, and James T. Baker, Jr., of record in Book 7477, page 560, Register's Office for Davidson County, Tennessee.

TRACT NO. TWO:

BEGINNING at the northwest corner of Lot A on the Plan of Five Oaks Subdivision of record in Plan Book 2854, Page 125, Register's Office for Davidson County, Tennessee, said point being in the northeasterly margin of Overton Lane; thence along the northerly boundary of Lot A North 83° 30' East 235.39 feet to a point in said margin; thence South 67° 29' 45" West 208.07 feet to a point in the northeasterly margin of Overton Lane; thence northeasterly 67.4 feet, more or less, along said margin to the point of beginning.

Being the same property conveyed to Lillian Whitmore Baker and James T. Baker, Jr., by Quitclaim Deed from James T. Baker, Sr. and wife, Lillian Whitmore Baker, and James T. Baker, Jr., of record in Book 7477, page 560, Register's Office for Davidson County, Tennessee.

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the premises.

WITNESS our hands this 21 day of April, 2004.

Lillian Whitmore Baker
LILLIAN WHITMORE BAKER

James T. Baker Jr.
JAMES T. BAKER, JR.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

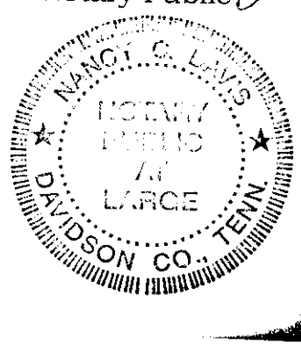
Personally appeared before me, the undersigned, a Notary Public in and for said County and State, LILLIAN WHITMORE BAKER, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 21st day of April, 2004.

Nancy C Davis
Notary Public

My Commission Expires:

11-26-05



STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JAMES T. BAKER, JR., the within named 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 21st day of April, 2004.

Nancy C Davis
Notary Public

My Commission Expires:

11-26-05

