Davidson County DEEDQC
Recvd: 01/06/05 08:48 3 pgs
Fees:17.00 Taxes:0.00
20050106-0002064

MAP 130-09-0 PARCEL 067.01

This Instrument Prepared By:

Paul T. Nowak, Attorney
Yost and Robertson PLC
133 Holiday Court, Suite 208
P.O. Box 681346
Franklin, TN 37068-1346

Send Tax Bills:
AND NEW OWNER
Nancy Lee Baker
6306 Ramsgate Court
Brentwood, TN 37027

PERSONAL REPRESENTATIVE'S QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS, that J. Raymond Baker, Personal Representative of the ESTATE OF RACHEL PRUITT BAKER, deceased, for and in consideration of Ten and no/100 Dollars ($10.00) and cash in hand paid the receipt and sufficiency which is hereby acknowledged, and in connection with the distribution and closing of the ESTATE OF RACHEL PRUITT BAKER, the decedent's estate having been duly admitted to probate in Davidson County, Tennessee and recorded ~~in Will Book ___, Page ___~~ AS INSTRUMENT NO. 5739/1731056 in the Probate Division of the Seventh Circuit Court for said county does bargain and sell and hereby conveys, remises, releases and forever quitclaims unto J. RAYMOND BAKER (50%), SCOTT LEE BAKER (25%) and LISA SHEA BAKER CHEEK (25%), as tenants-in-common, all of his/her right, title and interest in his/her capacity as Personal Representative, but not further or otherwise, in that certain tract or tracts of land located in Davidson County, Tennessee, being more fully described in Exhibit A attached hereto and made a part hereof. VLB

Said property is conveyed subject to such limitations restrictions and encumbrances as may effect the premises which may be of record or otherwise.

WITNESS MY HAND, this 14TH day of December, 2004.

J. Raymond Baker
Personal Representative

STATE OF TENNESSEE)
)
COUNTY OF WILLIAMSON)

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

WITNESS MY HAND, at office, this 14th day of December, 2004.

NOTARY PUBLIC

My Commission Expires: 5-13-06

STATE OF TENNESSEE)
)
COUNTY OF WILLIAMSON)

The undersigned, being duly sworn, states that this transaction is exempt from conveyance tax pursuant to T.C.A. 67-4-409(a)(3)(D).

J. RAYMOND BAKER
Affiant

WITNESS MY HAND, at office, this 14th day of December, 2004.

NOTARY PUBLIC

My Commission Expires: 5-13-06

EXHIBIT A

Land in the 7th, formerly 11th, Civil District of Davidson County, Tennessee, as follows:

Being the westerly part of lot No. 5 and the easterly part of lot No. 6 on the plan of Bransford Realty Company's Forrest Park Subdivision of part of Belle Meade, as of record in Book 421, page 64, Register's Office for said County, described according to a survey made by W.A. Blanchard, Civil Engineer, January 26, 1946, as follows:
Beginning in the center of Meadow-Wood Drive at the southeast corner of the property conveyed to M.M. Hamilton and wife, by deed from Bransford Realty Company, or record in book 499, p[age 187, said Register's Office; thence with Hamilton's easterly line and a hedge fence, north 40° east 666 feet to Hamilton's northeast corner in the north margin of a 15 foot reserved strip; thence eastwardly 129.5 feet to an iron pin, the **northwest corner of lot No. 4, thence with the westerly line of lot No. 4, south 46° 30'** west 289.5 feet to a stake, the corner of lots Nos. 4 and 5; thence south 41° 30' west 393 feet to an iron pin, the center of said Drive; thence with the center of said Drive, north 50° west 29 feet to a spike, continuing with the center of said Drive, north 58° 30' west 57 feet to the beginning.

Being the same property conveyed to Joe H. Baker and wife, Rachel Pruitt Baker, by deed from Christopher J. Morgan, of record in Book 2031, page 125, Register's Office for said County. Joe H. Baker predeceased Rachel Pruitt Baker.

The foregoing property includes the following parcel:

Land in Davidson County, Tennessee, in the 7th Civil District, beginning at a point in the center line of Clydelan Court at the end of its present construction, said point being 275 feet northeast of the center line of Meadow Wood Drive; thence N48° - 30'W, 90 feet to a point; thence N40° - 34'E, 359.8 feet to a point, in the northerly margin of a 15 foot dedication and the southerly margin of a 36 foot dedication dedication; thence S69° - 31'E, 129.5 feet to a point; thence S46° - 30'W, 289.5 feet to a point; thence S41° - 30'W, 98 feet to the point of beginning. Said parcel is known as 118 Clydelan Court, Nashville, Tennessee 37205.