This instrument was prepared solely from information provided by and at the direction of the parties to the transaction and without the benefit of an independent title search.

File in Box 19-B

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Map: 059-13-0
Parcel: 111.00

PICK-UP

The actual consideration or value, whichever is greater, for this transfer is $ 5,449.42

Affiant

Subscribed and sworn to before me this the 11th day of March, 2005.

My Commission Expires:

Notary Public

My Commission Exp. May 27, 2008

THIS INSTRUMENT PREPARED BY: WEISS & WEISS, ATTORNEYS AT LAW 761 OLD HICKORY BLVD., SUITE 301 BRENTWOOD, TENNESSEE 37027

ADDRESS OF NEW OWNER (S):	SEND TAX BILLS TO:
William A. Baker, II	"NEW OWNERS"
(Name)	(Name)
157B Belle Forest Circle	
(Street Address)	(Street Address)
Nashville Tennessee 37221	
(City) (State) (Zip Code)	(City) (State)

Davidson County DEEDQC
Recvd: 03/11/05 12:31 2 pgs
Fees:13.00 Taxes:20.16

20050311-0027241

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of One Dollar ($1.00), and other good and valuable consideration, the receipt of which is hereby acknowledged, **that I, John Rodgers, Unmarried, hereinafter** called the **"Grantors"**, do hereby quitclaim all of my right, title and interest to **William A. Baker, II, Unmarried,** hereinafter called the **"Grantee"**, their successors, heirs and or assigns, in and to that certain tract or parcel of land in Davidson County, to-wit:

LAND in Davidson County, Tennessee, being Lot No. 199 on the Plan of Treppard Heights, Section I, of record in Book 2663, Page 65, Register's Office for said County.

Said Lot No. 199 fronts 95.00 feet on the westerly side of Flicker Drive and extends back 209.8 feet on the northerly line and 224.7 feet on the southerly line to a dead line, measuring 143.7 feet thereon.

BEING the same property conveyed to John Rodgers by deed from Toya E. Rodgers, of record in Instrument No. 20040408-0040267, Register's Office for Davidson County, Tennessee.

Being improved property known as 3907 Flicker Drive, Nashville, TN 37218.

Said property is conveyed subject to all liens of record, restrictions, easements, all zoning regulations, building restrictions, setback lines and agreements of the parties, their successors and assigns and other such limitations, restrictions, and encumbrances as may affect the premises.

IN WITNESS HEREOF, I have hereunto set my hand on this the 11 day of March, 2005.

JOHN RODGERS

STATE OF TENNESSEE)
COUNTY OF ~~DAVIDSON~~) Williamson

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named **John Rodgers,** 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 Brentwood, Tennessee this 11th day of March, 2005.

Notary Public

My Commission Expires:

My Commission Exp. May 24, 2008

LISA C. ISOM
STATE of TENNESSEE NOTARY
DAVIDSON COUNTY, TN