Davidson County DEEDQC
Recvd: 06/01/05 13:30 2 pgs
Fees:12.00 Taxes:0.00
20050601-0061726

This instrument prepared by:
BOBBY D. DAVIS, Attorney at Law, 101 Shepherd Hills Drive, Madison, Tennessee 37115

ADDRESS NEW OWNER:
Baker and Baker Family Partnership, LP
3444 Lebanon Road
Hermitage, Tennessee 37076

SEND TAX BILLS:
Same

Map: **86-1**
Parcel: **74**

QUITCLAIM DEED

THIS INDENTURE made this 20 day of MAY, 2005, between

Ben A. Baker and wife, Kathleen M. Baker (hereinafter referred to as "Grantor"), and

Baker and Baker Family Partnership, LP (hereinafter referred to as "Grantee"),

WITNESSETH: That the said Grantor, for and in consideration of the sum of One Dollar ($1.00) cash in hand paid by the said Grantee, the receipt of which is hereby acknowledged, have bargained, sold, remised, released, and QUITCLAIMED, and do hereby bargain, sell, remise, release and QUITCLAIM unto Baker and Baker Family Partnership, LP, their heirs and assigns, their interest in the following described property, to wit:

> **LAND** in Davidson County, Tennessee, being Lot No. 1 on the final plat of Edwin S. Randall, Jr. Resubdivision of record in plan book 6900, page 623, Register's Office for Davidson County, Tennessee.
>
> **BEING** the same property conveyed to Ben A. Baker and wife, Kathleen M. Baker, by Warranty Deed from Billie Lee Randall, a single woman, sole heir and Executrix with full power of sale under the Will of Edwin S. Randall, deceased, of record in Book 7738, Page 761, Register's Office for Davidson County, Tennessee.

All estate, right, title and interest of the Grantor therein, with the hereditaments and appurtenances thereto appertaining, hereby releasing all claims to therein. Whenever in this instrument at a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

This deed is prepared solely on the basis of information furnished. No legal advice is being given to the parties hereto. This deed contains no warranties of title, either expressed or implied. This deed shall only convey the interest owned by the Grantor herein, but not further and shall be subject to any and all claims, obligations and impediments of title that may exist. We do hereby disclaim any knowledge or liability for claims that may be had by persons or entities other than the Grantor herein.

IN WITNESS WHEREOF, the parties hereto have duly executed the foregoing on the day and year first above written.

BEN A. BAKER

KATHLEEN M. BAKER

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public, for said County and State appeared, **Ben A. Baker and wife, Kathleen M. Baker**, with whom I am personally acquainted and who, upon oath, acknowledged that they executed the foregoing instrument for the purposes therein contained.

Sworn to and subscribed before me this the 20 day of May, 2005.

NOTARY PUBLIC

My Commission Expires:

ANITA PATEL NOTARY PUBLIC AT LARGE DAVIDSON CO TENN

MY COMMISSION EXPIRES: MAY 24, 2008

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Be the actual consideration or value, whichever is greater, for this transfer is **$0.00**.

AFFIANT

Sworn to and subscribed before me this the 20 day of May, 2005.

NOTARY PUBLIC

My Commission Expires:

ANITA PATEL NOTARY PUBLIC AT LARGE DAVIDSON CO TENN

MY COMMISSION EXPIRES: MAY 24, 2008