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.

Davidson County DEEDQC
Recvd: 08/12/05 13:31 2 pgs
Fees:12.00 Taxes:0.00

20050812-0095777

File in Box 19B
STATE OF TENNESSEE
(COUNTY OF DAVIDSON)
Map: 083-14-0
Parcel: 180.00

The actual consideration or value, whichever is greater, for this transfer is $0.00

Affiant

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

My Commission Expires:
MY COMMISSION EXPIRES:
January 24, 2009

Notary Public

RODNEY L. WEISS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

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

ADDRESS OF NEW OWNER (S):

William A. Baker
(Name)
157B Belle Forest Circle
(Street Address)
Nashville Tennessee 37221
(City) (State) (Zip Code)

SEND TAX BILLS TO:

"NEW OWNERS"
(Name)
(Street Address)
(City) (State) (Zip Code)

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 **BRIAN KREBS, Married,** hereinafter called the **"Grantor"**, does hereby quitclaim all of his right, title and interest to **WILLIAM A. BAKER, Unmarried**, hereinafter called the **"Grantee",** his 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. 81 on the Plan of Lindsley's Subdivision of the Chadwill Tract, as of record in Plan Book 2, Page 24, Chancery Court at Nashville, said Lot No. 81 fronts 50 feet on the southerly side of Fatherland Street formerly Van Sinderin Street, and runs back 148.3 feet on the east line and 149 feet on the west line to an alley on which it shows 50 feet.

BEING the same property conveyed to Brian Krebs from James Thomas Pirtle and Nancy Elaine Pirtle, of record in Instrument No. 20050624-0072742, Register's Office for Davidson County, Tennessee.

Being improved property known as 1616 Fatherland Street, Nashville, Tennessee 37206.

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.

The subject property is not now, nor has it ever been, the principal residence of the Grantor herein.

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

BRIAN KREBS

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named, **BRIAN KREBS, Married** 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 11 day of August, 2005.

RODNEY WISE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires:

Notary Public

MY COMMISSION EXPIRES:
January 24, 2009