ADDRESS NEW OWNER	SEND TAX BILLS TO:	MAP, GROUP, PARCEL NUMBERS
Wanda C. Baker 4701 Hessey Road Mt. Juliet, TN 37122	Owner	Part of Map 98 Parcel 93
This Instrument Prepared by: Thrailkill Harris Wood & Boswell, PLC (JAB) PO Box 2408, Brentwood, Tennessee 37024-2408		

QUITCLAIM DEED

FOR VALUABLE CONSIDERATION, the receipt and sufficiency of which are acknowledged, Joseph David Baker and wife, Wanda C. Baker ("Grantors"), hereby sell and quitclaim to Wanda C. Baker ("Grantee"), her heirs, successors and assigns, all of Grantors' right, title and interest in and to certain land in Davidson County, Tennessee, being more particularly described in ***Exhibit A*** attached hereto and incorporated herein by reference (the "Property").

This conveyance of Grantor's interest in the Property is made expressly subject to all limitations, restrictions, and encumbrances as may affect the Property.

This is improved property known as Earhart Road, Mt. Juliet, TN 37122.

Executed this 4 day of January, 2006.

Joseph David Baker

Wanda C. Baker

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration for this transfer is $0.

Affiant

Subscribed and sworn to before me, this 4 day of January, 2006.

Notary Public
My Commission Expires: 11/14/09

Davidson County DEEDQC
Recvd: 01/12/06 13:46 4 pgs
Fees:22.00 Taxes:0.00
20060112-0004970

STATE OF TENNESSEE

COUNTY OF Williamson

Personally appeared before me, Sara Weedman, Notary Public, Wanda C. 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, at office, this 4 day of January, 2006.

Sara Weedman
Notary Public
My Commission Expires: 11/14/09

SARA WEEDMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 14, 2009

STATE OF TENNESSEE

COUNTY OF Williamson

Personally appeared before me, Sara Weedman, Notary Public, Joseph David 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 he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 4 day of January, 2006.

Sara Weedman
Notary Public
My Commission Expires: 11/14/09

SARA WEEDMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 14, 2009

EXHIBIT A

Certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in the Fourth civil district of Davidson County, Tennessee according to an unrecorded survey by Carroll Carmen, Registered Land Surveyor, Number 910 dated January 7, 1994.

Said tract begins at a point on the Easterly margin of Earhart Road said point being the Northwest corner of the herein described property and the common front corner of the property of Phillip D. Sutton and wife, Jan M. Sutton, of record in book 5356, page 263 Register's office for Davidson County, Tennessee. Thence leaving Earhart Road South 87°6'58" East 857.8 feet to a point; thence North 2°47'39" East 174 feet to a point; thence said tract begins at a point on the Easterly margin of Earhart Road said point being the Northwest corner of the herein described property and the common front corner of the property of Phillip D. Sutton and wife, Jan M. Sutton, of record in book 5356, page 263 Register's office for Davidson County, Tennessee. Thence leaving Earhart Road South 87°6'58" East 857.8 feet to a point; thence North 2°47'39" East 174 feet to a point; thence South 88°24'11" East 259.89 feet to a pipe; thence South 88°19'26" East 620.42 feet to a point being a cedar snag and four inch maple; thence South 89°29'14" East 174.57 feet to a point, said point being a six inch dead cedar; thence South 86°56'15" East 588.06 feet to a point, thence South 87°3'44" East 337.98 feet to a point, said point being the Northeast corner of the herein described property; thence South 2°29'32" West 1,822.46 feet to a point said point being the Southeast corner of the herein described lot; thence South 79°35'31" West 47.62 feet to a point; thence North 86°43'32" West 595.51 feet to a point; thence North 89°40'16" West 195.84 feet to a point; thence North 89°14'4" West 208.33 feet to a point; thence North 2°14'36" East 900 feet to a point; thence North 89°19'55" West 900 feet to a point; thence North 2°26'14" East 209 feet to a point; thence North 2°26'14" East 149.45 feet to a point; thence North 2°46'28" East 144 feet to a point; thence North 88°5'30" West 900 feet to a point, said point being in the Easterly margin of Earhart Road; thence along with the Easterly margin of Earhart Road North 1°48'42" East 177.67 feet to a point in the Easterly margin of Earhart Road; thence continuing along the Easterly margin of Earhart Road along a curve to the right with a delta of 12°35'38", a radius of 539.50 feet and a tangent of 59.53 feet, 118.58 feet to the point of beginning and containing 69.85 acres more or less.

Included within the above description but expressly excluded from this conveyance is the following Land in the County of Davidson, State of Tennessee to wit: Land in Nashville, Davidson County, Tennessee, being part of a 69.85 acre tract shown on a copy of a survey for W. Wayne LeRoy, Trustee, prepared by Carroll Carman, dated January 7, 1994, denoted as Parcel No. 93, on Metro Property Tax Map Number 98, further described as follows:

Beginning on the Easterly Right of Way of Earhart Road at the Northwesterly corner of the herein described tract and the Southwesterly corner of the property now or formerly conveyed to Phillip D. Sutton recorded in Deed Book 5356, Page 263, Register's Office for said County; thence with the Southerly line of Sutton S 87°06'58" E, 316.65 feet to a 14-foot tree near the South side of a storage shed; thence with two (2) new lines as follows: S 88°50'58" W, 100.21 feet to a power pole; thence N 89°30'46" W, 219.93 feet to the Easterly Right of Way of Earhart Road; thence along said Right of Way with a curve to the right having a radius of 539.50, a distance of 16.53 feet to the point of beginning and containing 2,924 square feet, more or less. Being the same property conveyed to Phillip D. Sutton and wife Jan M. Sutton by quit claim deed from W. Wayne LeRoy, Trustee, of Record in Book 11252, Page 543, Register's Office for Davidson County, Tennessee. This Parcel was conveyed to the said Phillip D. Sutton, and wife, Jan M. Sutton, in settlement of a boundary dispute said agreement being of record in Book 11252, Page 540, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Joseph David Baker and wife, Wanda C. Baker by Bill Finchum and wife, Betty Finchum by deed dated December 20, 2001, of record at Document No. 20011220-0140530, Register's Office for Davidson County, Tennessee.