This instrument prepared by and return to:
Rudy Title & Escrow, LLC
2012 21st Ave. South
Nashville, TN 37212

Map & Parcel: 83-9-483

Davidson County DEEDQC
Recvd: 01/24/06 09:22 2 pgs
Fees:12.00 Taxes:0.00
20060124-0008894

QUITCLAIM DEED

STATE OF Tennessee
COUNTY OF Davidson

FOR AND IN CONSIDERATION of the sum of No dollars and No Cents, cash in hand paid by the hereinafter named Grantee(s) and other good and valuable considerations, to the undersigned Grantor, the receipt and sufficiency of which is hereby acknowledged, I, **Dipak Lachmandas and wife, Harsha Lachmandas,** have this day bargained and sold, and do hereby Quitclaim and convey unto the said **William A. Baker, II, Trustee of the Dipak-Baker Revocable Living Trust,** the Grantee herein, in fee simple, his (successors), heirs and assigns, all of my right title and interest in and to the following described tract/parcel of land in **Davidson** County, Tennessee as follows:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 3 ON THE PLAN OF THE RESUBDIVISION OF LOTS 11, 12, 13, AND 14 OF THE EAST EDGEFIELD ADDITION OF PRIEST SUBDIVISION, OF RECORD IN BOOK 5190, PAGE 380, REGISTER'S OFFICE FOR SAID COUNTY.

SAID LOT NO. 3, WHICH IS A CORNER LOT, FRONTS 50.95 FEET ON THE WESTERLY MARGIN OF SOUTH FOURTEENTH STREET AND FRONTS 148.16 FEET ON THE SOUTHERLY MARGIN OF AN ALLEY, SAID FRONTAGES BEING JOINED BY A CURVE HAVING A LENGTH OF 31.55 FEET, AND EXTENDS BACK 71.10 FEET ON THE WESTERLY LINE AND 168.57 FEET ON THE SOUTHERLY LINE TO A POINT OF INTERSECTION.

BEING THE SAME PROPERTY CONVEYED TO DIPAK LACHMANDAS AND HARSHA LACHMANDAS, HUSBAND AND WIFE BY WARRANTY DEED FROM FREDERICK E. CLEMMONS AND EUNICE N. CLEMMONS, HUSBAND AND WIFE, RECORDED ON THE 27TH DAY OF APRIL, 1994 IN DEED BOOK 9324, PAGE 957, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

This is improved property, known as 10 South 14th Street, Nashville, Tennessee, 37206.

Dipak Lachmandas

Harsha Lachmandas

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Dipak Lachmandas and Harsha Lachmandas, 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 and official seal, this the 13th day of January, 2006

Notary Public

My Commission Expires: 7-29-06

(SEAL)

TERRY ELOISE RUDY
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

STATE of Tennessee
County of Davidson

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

Affiant

Subscribed and sworn to before me, this 13th day of Jan, 2006.

Notary Public

My Commission Expires: 7-29-06

NOTARY PUBLIC AT LARGE
MARY FRANCES RUDY
DAVIDSON COUNTY, TENN.

New Owner:

William A. Baker II
P.O. Box 128406
Nashville, TN 37212

Send Tax Bills to:
NEW OWNER