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

Map & Parcel: 81-12-67

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 93, D.T. MCGAVOCK AND OTHERS ADDITION, as shown on plat of record in Plat Book 21, Page 41, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Dipak Lachmandas and wife, Harsha Lachmandas by Warranty Deed from Bobby L. Jones, unmarried recorded on the 7th day of March, 1995 in Deed Book 9613, Page 104, 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 1607 11th Avenue North, Nashville, Tennessee, 37208.

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)

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

Davidson County DEEDQC
Recvd: 01/24/06 09:23 2 pgs
Fees:12.00 Taxes:0.00
20060124-0008895

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

New Owner:

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

Send Tax Bills to:
NEW OWNER

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