Davidson County DEEDQC
Recvd: 01/27/06 16:02 3 pg:
Fees:17.00 Taxes:0.00
20060127-0010967

This instrument prepared by:
Martha Brooke Perry Atty.
**BALTHROP, PERRY & NOE**
An Association of Attorneys
102 Frey Street, P.O. Box 82
Ashland City, TN 37015

Billy A. Baker

TO:
Barry L. Baker and wife Statia L. Baker
109 Nimitz Cr
Ashland City TN 37015

MAP: 56

PARCELS:21&73.00 (part of)

SEND TAX BILLS TO: SAME

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QUITCLAIM DEED

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For and in consideration of the sum of TEN DOLLARS ($10.00), cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, I, Billy A. Baker, Grantor herein, do hereby quitclaim unto Barry L. Baker and wife Statia L. Baker all my right title, and interest in the following described property:

Land located in the 1st Councilmanic District of Davidson County, Tennessee on the west side of an unnamed gravel road and bounded on the east by Margaret P. Bernado, on the South by Charles R. Ray and on the west by H.L. Randall, on the North by tract No. 2 and described according to a boundary survey dated 5-1-05 by Campbell, McRae and Associates surveying, Inc (John Hood T.N.R.L.S. No. 1838) as follows:

Beginning at a iron rod (old) on the west side of an unnamed gravel road north of Pecan Valley Road, and being the northeast corner of Charles R. Ray and Sandra B. Ray (Book 5886, page 287, R.O.D.C, TN) and the southeast corner of the herein described tract, thence with Ray N. 55 deg 06; 46" W, 119.74 feet to an iron rod (old), thence S 40 deg 53' 00: W. 315.15' to an iron rod (Old); thence S 71 deg 53' 07" W 964.62 to an iron rod (old) in the Easterly line of H.L. Randall (Book 1055, page 165, R.O.D.C. TN), thence with Randall and a meadering fence line in general N 14 deg 30' 44" W 253.31' to a oak tree; thecne N 40 deg 19' 32" W 99.29' to a small tree at a fence intersection, said point being a common corner with H. L. Randall and Margaret P. Bernado (Book 4811, Page 307, R.O.D.C, TN) and the herein described tract, thence with Bernado N. 51 deg 14' 35" E. 41.15 feet to an iron rod (new), thence with the division of the Billy A. Baker and Deanna H. Baker tract (Instrument # 20000920-0093467 R.O.D.C. TN) as follows, Thence S. 53 deg 27' 05" E. 529.15 feet to an iron rod (new), Thence S. 38 deg 43' 56" E 85.09' to an iron rod (new), thence S. 32 deg 56' 54" E 167.24 feet to an iron rod (new), thence S 31 deg 21' 00" E 74.48 feet to an iron rod (new), Thence S. 61 deg 45' 12 E. 118.22 feet to an iron rod (new), thence S. 55 deg 54' 15" E 128.84 feet to a walnut tree, thence S 42 deg 55' 39" E 111.72 feet to an iron rod (old), thence N 52 deg 09' 43" E 251.90 feet to an iron rod (new), thence S. 67 deg 35' 07" E 236.71 feet to an iron rod (new), thence S. 55 deg 06' 46" East 81.29 feet to an iron rod (new) on the west side of an unamed gravel

road, thence S. 06 deg 41' 46" E 68.05' to the point of beginning and containing 10.01 acres more or less.

Also Included in this conveyance is an easement for Ingress/Egress and utilities describes as follows: Beginning at a point in the center of a unnamed gravel road, the northwest corner of Billy A. Baker and Deanna H. Baker (instrument # 20000920-0093467, R.O.D.C., TN) and being located N. 06 deg 41' 28" E. 338.70 feet from the northeast corner of Charles R. Ray (Book 5886, Page 287, R.O.D.C.,TN) thence with the center of said road as follows:
Thence S. 10 deg 29' 40" E 52.00 feet to a point; thence S 06 deg 41' 28" W 178.00 feet to a point; thence S. 09 deg 20' 18" W 146.00 feet to a point; thence S 05 deg 43' 20" W. 125.00 feet to a point; thence S 20 deg 00' 52" E 43.00 feet more or less to the northerly margin of Pecan Valley Road and the Terminun of said easement.

Being the same property conveyed to Billy A. Baker and Deanna H. Baker by deed of record at Instrument # 20000920-0093467, Register's Office of Davidson County, Tennessee. Deanna H. Baker having since died and leaving Billy A. Baker vested with title as surviving tenant by the entirety.

This deed was prepared with information furnished by the parties, and no title seach was performed hereon.

This conveyance is made subject to such liens, encumbrances, restrictions or other matters as may affect the premises.

IN WITNESS WHEREOF, I have hereunto set my hand this the 25 day of JANUARY, 2006.

Billy A. Baker
BILLY A. BAKER

STATE OF TENNESSEE
COUNTY OF CHEATHAM

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, BILLY A. 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 the 25th day of January, 2006.

Cyndi Reeder
NOTARY PUBLIC

CYNDI REEDER
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY, TENN.

My Commission Expires: 9-16-08

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $ ZERO ~~EXEMPT~~.

Barry L Baker
Grantee

SWORN TO AND SUBSCRIBED before me
this the 27th day of January, 2006

GLENDA YANCY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Glenda Yancy
NOTARY PUBLIC

My Commission Expires: _____

My Commission Expires Jan. 26, 2008