Davidson County DEEDQC
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Fees:17.00 Taxes:0.00
20060208-0015676

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:
Brian R. Baker and wife Amy J. Baker
4431 Pecan Valley Road
Nashville, TN 37218

MAP: 56

PARCELS:21.00 & 73.00 (part of)

SEND TAX BILLS TO: SAME

QUITCLAIM DEED

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 Brian R. Baker and wife Amy J. 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 north and east by Margaret P. Bernado, on the South by Tract No. 1 Charles R. Ray and on the west by H.L. Randall, on the North by tract No. 1 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 an iron rod (new) on the west side of an unamed gravel road north of Pecan Valley Road, and being located N 06 deg 41' 28" E, 68.05' from the northeast corner of Charles R. Ray)Book 5886, page 287, R.O.D.C., TN,) and being the southeast corner of the herin described tract, 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, N. 55 deg 06' 46" W 81.29 to an iron rod (new); thence N 67 deg 35' 07" W 236.71 feet to an iron rod (new); thence S 52 deg 09' 43" W 251.90 feet to an iron rod (new); thence N 42 deg 55' 39" W 111.72 to a Walnut Tree; thence N 55 deg 54' 15" W 128.84 feet to an iron rod (new) ; thence N 61 deg 45' 12" W 118.22 feet to an iron rod (new); thence N 31 deg 21' 00" W 74.48 feet to an iron rod (new); thence N 32 deg 56' 54" W 167.24 feet to an iron rod (new); thence N 38 deg 43' 56" W 85.09 feet to an iron rod (new); thence N 53 deg 27' 05" W 529.15 feet to an iron rod (new) in the southerly line of Margaret P. Bernado (Book 4811, page 307 R.O.D.C., TN, and being a common corner with Tract No. 1; thence with a Bernado and a meandering fence line in general the following calls: thence N. 51 deg 14' 35' E 48.25' to a Oak Tree, thence N . 66 deg 45' 41" E 91.14 feet to an iron rod (new), thence N 74 deg 50' 56" E 120.76 feet to an iron rod (new), thence N. 83 deg 34' 29" E 85.09 feet to an iron rod (new) thence S 77 deg 42' 56" E 158.65 feet to an iron rod (new), thence S 45 deg 32' 31" E 118.85' to an iron rod (new), thence S. 40 deg 28' 47" E 351.18 to a Oak tree; thence S 48 deg 53' 12" E 111.87 feet to a fence post;

thence S 63 deg 35' 04" E 402.20 feet to a Cedar Tree, Thence N 83 deg 21' 26" E. 177.32 feet to an iron rod (new) in the center of an unamed gravel road, said point being the northeast corner of the herein described tract, thence S 06 deg 41' 28" W 270.65 feet 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 Terminus 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 search 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

My Commission Expires: 9-16-08

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

STATE OF TENNESSEE
COUNTY OF Davidson

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

Grantee

SWORN TO AND SUBSCRIBED before me
this the 25 day of January ,2006.

NOTARY PUBLIC

My Commission Expires: 5-24-2008

REGINA E. JOHNSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.