This Form furnished by: **LAW OFFICE OF AUDREY ANDERSON**

FROM:
LISA JEAN BAKER

Davidson County DEEDQC
Recvd: 05/02/06 12:35 3 pgs
Fees:17.00 Taxes:0.00
20060502-0050406

TO:
LARRY KENDALL BAKER

QUITCLAIM DEED

New Owner & Address	Taxable Party	Map-Parcel Numbers
LARRY KENDALL BAKER 4103 Baxter Road Joelton, Tennessee 37080	SAME	8-65 part

STATE OF TENNESSEE }

COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS: **None because it is pursuant to a Final Decree of Divorce in the Eight Circuit Court for Davidson County, Tennessee, Docket No. 04D-2393**

LARRY KENDALL BAKER

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th, DAY OF April, 2006.

NOTARY PUBLIC

MY COMMISSION EXPIRES: 11-14-2009

(AFFIX SEAL)

DEANNA PURYEAR
STATE OF TENNESSEE
NOTARY
DAVIDSON COUNTY
My Commission Expires NOV. 14, 2009

This Instrument Prepared By:

AUDREY ANDERSON
2205 State Street
Nashville, TN 37203
(615) 320-0778

I, **LISA JEAN BAKER**, do hereby Quitclaim to **LARRY KENDALL BAKER**, all my interest in said real property as described below:

LEGAL DESCRIPTION:

Beginning at a point in the south right-of-way of Baxter Road, said point being the northwest corner of the Mitchell Arrington property and South 88 degrees 04 minutes 48 seconds East at a distance of 14.25 feet from an iron pin; thence along the south right-of-way of Baxter Road, North 50 degrees 18 minutes 06 seconds East a distance of 90.84 feet to a point; thence along a curve to the right having a radius of 125.00 feet, a distance of 46.61 feet to a point; thence North 71 degrees 39 minutes 58 seconds East a distance of 152.51 feet to a point; thence along a curve to the right having a radius of 126.31 feet, a distance of 261.58 feet to the northeast corner of the Mitchell Arrington property, said point being North 88 degrees 04 minutes 48 seconds West a distance 9.00 feet from an iron pin; thence along the north line of said Arrington property, North 88 degrees 04 minutes 48 seconds West a distance of 419.42 feet to the point of beginning, containing 0.961 acres, more or less, according to survey by Earl R. Mayo, RLS Tennessee No. 1339, 2309 Ewell Elliott Road, Pleasant View, Tennessee 37146, dated April 25, 1995.

Being a part of the same property conveyed to Z. A. Culwell and wife, Willie Culwell, by deed from Chester Chambers and wife, Alma Chambers, of record in Book 1675, Page 343, Register's Office for Davidson county, Tennessee. The said Z. A. Culwell predeceased Willie Culwell and she acquired the entire fee as the surviving tenant by the entirety. Willie Culwell died intestate survived by the undersigned daughter, Allie Mae Edwards, and son, William Culwell, her sole and only heirs at law.

The above described property is sold in its as is condition. Being the same property conveyed to Larry Kendall Baker and wife, Lisa J. Baker by deed from Allie Mae Edwards and William Culwell of record in Book 9747 Page 721.

This is improved real property, known as: 4130 Baxter Road, Joelton, Tennessee 37080.

IN WITNESS WHEREOF I have hereunto set my hand on this the 18th day of April, 2006.

Lisa Jean Baker

LISA JEAN BAKER

STATE OF TENNESSEE }

COUNTY OF DAVIDSON }

Personally appeared before me, Holly Lile, a Notary Public in and for said County and State, the within named, LISA JEAN BAKER, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledge that she executed the within instrument for the purpose therein contained.

Witness my hand at Gallatin, Tennessee, Davidson County, on this the 18th day of April, 2006.

Holly Lile

NOTARY PUBLIC

My Commission Expires: 9/20/2008

DATE

HOLLY LILE
NOTARY PUBLIC
TENNESSEE
DAVIDSON COUNTY, TENN.
My Commission Expires SEPT. 20, 2008