[PREPARER's DISCLAIMER: This instrument is prepared based on information provided by the parties named herein. No title examination or other inspection was requested by the parties or performed by the preparer of this instrument. No guarantee or opinion regarding the state of title to the subject property or otherwise is given by the preparer of this instrument to the parties. Further, no legal advice has been requested or provided regarding the legal significance or ramifications regarding the use of this instrument. The service provided is limited to the preparation of this instrument in recordable form only.]

QUITCLAIM DEED

STATE OF TENNESSEE

COUNTY OF _____

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00.

_____
Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE _____DAY OF JULY, 2007.

_____
Notary Public

(Affix Seal)

My Commission Expires: _____

Davidson County DEEDQC
Recvd: 07/24/07 10:37 1 pgs
Fees:12.00 Taxes:0.00

20070724-0087712

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:
W. AARON FORTNER, ATTORNEY AT LAW
c/o Ten Cadillac Drive, Suite 150
Brentwood, Tennessee 37027

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Brian M. Baker	SAME	172-15-4-112.00CO
1016 Cobble Place	SAME	
Nashville, TN 37211		

For and in consideration of the sum of no Dollars and no Cents, cash in hand paid by the hereinafter named Grantee, and for other good and valuable consideration, the receipt of which is hereby acknowledged, I, RYAN NICHOLS, unmarried, hereinafter called the Grantor, have bargained and sold, and do hereby Quitclaim and convey unto BRIAN M. BAKER, unmarried, hereinafter called the Grantee, his heirs and assigns, all of my right, title, and interest in and to the following described Real Property in Davidson County, State of Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 57 on the plan of Section Eight, Holt Woods, of record in Book 9700, page 96, Register's Office for said County, to which plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to Brian M. Baker, unmarried, and Ryan Nichols, unmarried, by Warranty Deed from David D. Williams and Madeline C. Williams, husband and wife, dated 18 June 2004, and made of record at Instrument No. 20040706-0079654, Register of Deeds for Davidson County, Tennessee.

This is improved property known as **1016 Cobble Place, Nashville, Tennessee 37211**

Witness my hand this 23 day of July, 2007:

Ryan Nichols

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR TRUE VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS
$ 0
AFFIANT
SUBSCRIBED AND SWORN TO BEFORE ME, THIS
THE 24th DAY OF July 20 07
Deputy Register

STATE OF TENNESSEE

COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named RYAN NICHOLS, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that such person or persons executed the within instrument for the purposes therein contained. Witness my hand and official seal, this 23 day of JULY, 2007.

Notary Public

My Commission Expires: Feb. 12, 2011

LALITHA PASUMARTHI
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY