THIS INSTRUMENT PREPARED BY: CLOSING & TITLE SERVICES, INC., 533 RIVERGATE PARKWAY, GOODLETTSVILLE, TENNESSEE 37072

QUITCLAIM DEED

ADDRESS NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
ALANA SCHRYBURT	SAME	MAP 41-12 PAR 126
123 Springwater Dr Kanata, Ontario Canada K2M1Y4		

FOR AND IN CONSIDERATION of love and affection (and no monetary consideration) and for the express purpose of making a re-conveyance to create a joint tenancy with right of survivorship in **ALANA SCHRYBURT AND JIRIMA M. BAXTER**, I, **JIRIMA M. BAXTER, A SINGLE WOMAN**, by these presents do hereby quitclaim all of my interest unto **Larry D. Craig, Trustee,** his successors and assigns, as to the following described tract or parcel of land, to wit:

Land in Davidson County, Tennessee, being Lot No. 140 on the Map of Kemper Heights Subdivision, Section I, a plan of which is of record in Book 2133, pages 65 and 66, said Register's Office.

Said Lot No. 140 fronts 75 feet on the south side of Westchester Drive and extends back 270 feet on the westerly line and 258.3 feet on the easterly line to a dead line in the rear on which measures 84.2 feet thereon.

Being the same property conveyed to Edwin S. Baxter and wife, Jirima M. Baxter by deed of record in Bok 2689, page 541, Register's Office for Davidson County, Tennessee, the said Edwin S. Baxter having since died on 10-28-95, the property is vested in Jirima M. Baxter as surviving tenant by the entirety.

This instrument was prepared based upon information furnished by the parties and without the benefit of a title examination.

This is the same legal description as on the previous deed of record.

This is improved property known as: 1017 Westchester Drive, Madison, TN 37115

JIRIMA M. BAXTER and GEORGINA BAXTER ARE ONE AND THE SAME PERSON.

Said property is conveyed subject to such limitations, restrictions,and encumbrances as may affect the premises.

And now, I, the said **Larry D. Craig, Trustee**, for the express purpose of carrying out the intent of this conveyance, as above set out, do hereby quitclaim and convey unto **ALANA SCHRYBURT AND JIRIMA M. BAXTER, AS JOINT TENANTS WITH THE RIGHT OF SURVIVORSHIP AND NOT AS TENANTS IN COMMON**, their heirs and assigns, the same interest in the same property hereinabove described and set forth, to which reference is here made, and said property is conveyed subject to the same limitations, restrictions and encumbrances as may affect the premises, as above set forth.

IN WITNESS WHEREOF, we have hereunto set our hands this 20th day of August, 2007.

Jirima M. Baxter Georgina Baxter
JIRIMA M. BAXTER a/k/a GEORGINA BAXTER

LARRY D. CRAIG, TRUSTEE

Davidson County DEEDQC
Recvd: 08/21/07 08:44 2 pgs
Fees:17.00 Taxes:0.00
20070821-0099820

CTS\QUITCLAIM

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a notary public in and for said County and State, the within named JIRIMA M. BAXTER,* the bargainors, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained. *a/k/a GEORGINA BAXTER

Witness my hand and official seal at Goodlettsville, Tennessee, this 20 day of August, 2007.

NOTARY PUBLIC

My commission expires: 9/20/08

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a notary public in and for said County and State, the within named Larry D. Craig, the Trustee, with whom I am personally acquainted, and who acknowledged that he, as Trustee, executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Goodlettsville, Tennessee, this 20 day of August, 2007.

NOTARY PUBLIC

My commission expires: 9/20/08

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The consideration or value, whichever is greater, for this transfer is $0.00.

AFFIANT

Sworn to and subscribed before me this 20 day of August, 2007.

NOTARY PUBLIC

My Commission Expires: 9/20/08

Notary Seal present,
but could not be reproduced.

Davidson County Register of Deeds

Davidson County Register

Notary Seal present,
but could not be reproduced.

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