File
24B

This Instrument Prepared By:
TITLE ESCROW OF BRENTWOOD, INC.
5111 Maryland Way, Ste. 205
Brentwood, TN 37027
(615)221-0032

Davidson County DEEDQC
Recvd: 03/03/08 08:43 2 pgs
Fees:12.00 Taxes:0.00
20080303-0020446

ADDRESS NEW OWNER:
Randy Baker & Velisa Baker
4945 Darlington Drive
Nashville, TN 37211

SEND TAX BILL:
Randy Baker & Velisa Baker

MAP AND PARCEL:

MAP	081
GROUP	03-0
PARCEL	268.00

STATE OF TENNESSEE)
COUNTY OF Davidson)

The actual value or consideration, whichever is greater, for this transfer is $ NONE.

Valerie Landrum
AFFIANT

Subscribed and sworn to before me this 22 day of February, 2008.

Jacqueline G Brown
NOTARY PUBLIC

My Commission Expires: 1-3-11

NOTARY PUBLIC
at LARGE
Jacqueline G Brown
My Commission Expires
January 3, 2011
STATE OF TENNESSEE

QUITCLAIM DEED

I, Valerie J. Landrum, Second Successor Trustee of The Julius D. Landrum and Mary E. Landrum Revocable Living Trust, hereby Quitclaims any and all rights, title and interest to **Randy Baker and Velisa Baker, husband and wife,** their heirs and assigns, to a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Being Lot No. 40, on the Plan of Noel's Plan of Subdivision of Lot No. 23 in Owens Buena Vista Tract, as shown on plat of record in Plat Book 57, page 69, in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Notary Seal present,
but could not be reproduced.

Bill Garrett
Davidson County Register of Deeds

Being the same property conveyed to Julius D. Landrum and wife, Mary E. Landrum by deed of record in Book 4524, page 352, Register's Office for Davidson County, Tennessee. Further conveyed to **The Julius D. Landrum and Mary E. Landrum Revocable Living Trust,** of record in Instr. No. 20001012-010316, said Register's Office. The Landrums having since died, Velinda Landrum and Valerie J. Landrum are the Successor Trustees as set out in the Memorandum of Trust of record in Instr. No. 20001012-0101313, said Register's Office.

This is improved properties known as 2103 Owen Street, Nashville, TN 37208.

And now I, **Valerie J. Landrum, Second Successor Trustee of The Julius D. Landrum and Mary E. Landrum Revocable Living Trust** for the express purpose of carrying out the intent of this conveyance, as above set out, do hereby Quitclaim and convey rights, title and interest unto the said **Randy Baker and wife, Velisa Baker** and Grantor(s) covenant with the said Grantee(s) that the same is conveyed subject to the limitations and restrictions as may effect the premises. Wherever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this the 22 day of February 2008.

Valerie J. Landrum

Valerie J. Landrum, Second Successor Trustee

STATE OF TENNESSEE)
COUNTY OF Davidson)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named **Valerie J. Landrum, Second Successor Trustee of The Julius D. Landrum and Mary E. Landrum Revocable Living Trust**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), the bargainor, and being authorized by the Trust and Memorandum of Trust of record in Instr. No. 20001012-0101313, RODC, TN, acknowledged that she executed the within Quitclaim Deed for the purposes therein contained.

Witness my hand and official seal this the 22 day of February, 2008.

NOTARY PUBLIC
ST. CLARCE
Jacqueline G. Brown
My Commission Expires
January 3, 2011
STATE OF TENNESSEE

Jacqueline G Brown

NOTARY PUBLIC

My Commission Expires: 1-3-11

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Bill Garrett

Bill Garrett
Davidson County Register of Deeds