Davidson County DEEDQC
Recvd: 08/27/08 08:44 2 pg
Fees:12.00 Taxes:0.00
20080827-0087746

QUITCLAIM DEED

ADDRESS NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL
KAREN ASHLEY BAKER AND JOHN MICHAEL BAKER 239 Riverside Dr Nashville, TN 37206	SAME	MAP 83-15-091

This instrument prepared by:

CLOSING & TITLE SERVICE, INC.
533 RIVERGATE PARKWAY
GOODLETTSVILLE, TN 37072

We, **JAMES L. BROWN AND WIFE, PATRICIA A. BROWN,** hereby quitclaim to **KAREN ASHLEY BAKER AND HUSBAND, JOHN MICHAEL BAKER**, all of my interest in the following land:

Land in Davidson County, Tennessee, being Lot No. 32 on the plan of Fortland Park, Section 1, Addition 1, of record in Book 2854, page 68, Register's Office for said County.
Said Lot No. 32 fronts 80 feet on the easterly side of Riverside Drive and runs back between lines 192.49 feet on the northerly side and 188.95 feet on the southerly line to a broken line in the rear, measuring 105.0 feet thereon.

Being the same property conveyed to James L. Brown and wife, Patricia A. Brown by deed of record in Book 7506, page 918, Register's Office for Davidson County, Tennessee.

This instrument was prepared based upon information of the parties.

This is improved property being known as: 239 Riverside Drive, Nashville, TN 37206

Witness our hands this 26th day of August, 2008.

James L. Brown
JAMES L. BROWN

Patricia A Brown
PATRICIA A. BROWN

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 JAMES L. BROWN AND WIFE, PATRICIA A. BROWN, the bargainor(s), with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 26th day of August, 2008.

GINA R. KRANZ
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

NOTARY PUBLIC

My commission expires: 9/20/08

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is NONE.

AFFIANT

Sworn and subscribed to this the 26th day of August, 2008.

GINA R. KRANZ
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

NOTARY PUBLIC

My commission expires: 9/20/08