BOX 50-B
PREPARED BY: RETURN TO:
BANKERS TITLE & ESCROW CORP.
3310 WEST END AVE.
NASHVILLE, TN 37203

PREPARED BY:

Bankers Title & Escrow Corporation
3310 West End Avenue, 4th Floor
Nashville, TN 37203

QUITCLAIM DEED

ADDRESS NEW OWNER	SEND TAX BILLS TO:	MAP-PARCEL
Kenneth P. Baker	New owner	119-1/452
Andrea M. Baker		
303 Valeria Street		
Nashville, TN 37210		

For and in consideration of love and affection, **Kenneth P. Baker**, hereafter called the (GRANTOR), in order to create a tenancy by the entireties pursuant to T.C.A. Section 66-1-110, does hereby quitclaim and convey unto **Kenneth P. Baker and wife Andrea M. Baker,** as tenants by the entirities all of her right, title and interest in and to a certain tract or parcel of land being more particularly described as follows:

> Land in Davidson County, Tennessee, being Lot No. 38 on the Map of Overhill City and W. H. Fox Subdivision, of Block Nos 14, 15, 16, 21, 29 and 30, Cumberland Nurseries, as of record in Plat book 332, page 21, Registers office of Davidson County, Tennessee, to which plan references is hereby made for a more complete and accurate legal description.
>
> Being the same property conveyed to Kenneth P. Baker, unmarried by deed from Faye S. Sanders, unmarried as of record in Instrument No. 20060324-0033972, Registers office for Davidson County, Tennessee.

This is improved property known as 303 Valeria Street, Nashville, Tennessee 37210

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

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, the GRANTOR has hereunder set her hand this 28th day of January, 2010.

GRANTOR:

Kenneth P. Baker

BILL GARRETT, Davidson County
Trans:T20100007681 DEEDQC
Recvd: 02/08/10 11:25 2 pgs
Fees:12.00 Taxes:0.00
20100208-0009810

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public of said county and state, **Kenneth P. Baker**, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 28th day of January, 2010

NOTARY PUBLIC

JAMES A. WAECHTER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN

My Commission Expires:

1-4-12

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is - 0 -.

Affiant

Subscribed and sworn to before me, this the 28th day of January, 2010.

NOTARY PUBLIC

JAMES A. WAECHTER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN

My Commission Expires:

1-4-12