Box 13

FROM James Walter Baker and Delores P. Baker
TO Timothy Scott Baker

QUITCLAIM DEED

Address of New Owner:
Timothy Scott Baker
2871 Lyncrest Drive
Nashville, TN 37214

Send Tax Bills To:
Owner

Map & Parcel:
162-13-51

Prepared By:
Advantage Title and Escrow
3325 Aspen Grove Drive Suite 202
Franklin, Tennessee 37067

Prepared from information furnished by the parties hereto

After recording return to:
Advantage Title & Escrow
2000 Mallory Lane, Suite 130
Box 523
Franklin, Tennessee 37067

Victor Hazelwood State of Tennessee Notary Public My Comm. Exp. 3/3/2014 Davidson County

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever greater, for this transaction is $ - 0 -

Affiant

Subscribed and sworn to before me this the 4th day of November, 2010.

Notary Public
My Commission Expires: _____

We, **James Walter Baker and Delores P. Baker,** do hereby quitclaim to **Timothy Scott Baker** his Heirs and Assigns, all my rights, title and interest in the following land located in Davidson County, Tennessee described as follows: To-Wit:

Being Lot No. 49 on the Plan of Cedarwood Estates of record in Plat Book 4675, Page 33, Register's Office of Davidson County, Tennessee.

Being the same property conveyed to James Walter Baker and wife, Delores P. Baker, by virtue of a Warranty Deed from Rodney Simmons, and wife, Linda R. Simmons, of record in Book 4932, Page 241, said Register's Office.

This is improved property known as 360 Cedarmont Drive, Nashville, TN 37211.

Witness our/my hand(s) this the 4th day of November, 2010.

X James Walter Baker — X Delores P Baker

James Walter Baker — Delores P. Baker

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared **James Walter Baker and Delores P. Baker** with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the 4th day of November, 2010.

Victor Hazelwood State of Tennessee Notary Public My Comm. Exp. 3/3/2014 Davidson County

Notary Public
My Commission Expires: _____

BILL GARRETT, Davidson County
Trans:T20100071089 DEEDQC
Recvd: 11/09/10 10:34 1 pgs
Fees:12.00 Taxes:0.00
20101109-0089868