BILL GARRETT, Davidson County
Trans:T20110000600 DEEDQC
Recvd: 01/04/11 08:56 4 pgs
Fees:22.00 Taxes:0.00
20110104-0000838

ADDRESS NEW OWNER:
Ben A. Baker and Kathleen M. Baker
378 Green Harbor Road
Old Hickory, TN 37138

SEND TAX BILLS:
378 Green Harbor Road
Old Hickory, TN 37138

MAP-PARCEL:
Map 86-1
Group ____
Parcel 74

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS that **BAKER AND BAKER FAMILY PARTNERSHIP, LP** hereinafter called the Grantee(s) their heirs and assigns, for and in consideration of the sum of Ten and No/100 ($10.00) Dollars, cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, has bargained and sold and by these presents do hereby transfer and convey unto **KATHLEEN M. BAKER**, her heirs and assigns, all their right, title and interest in and to the following parcel of real estate situated in Davidson County, Tennessee, and more particularly described as follows:

> **LAND** in Davidson County, Tennessee, being Lot No. 1 on the final plat of Edwin S. Randall, Jr. Resubdivision of record in plan book 6900, page 623, Register's Office for Davidson County, Tennessee.
>
> **BEING** the same property conveyed to ben A. Baker and wife, Kathleen M. Baker, by Warranty Deed from Billie Lee Randall, a single woman, sole heir and Executrix with full power of sale under the Will of Edwin S. Randall, deceased, of record in Book 7738, Page 761, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Baker and Baker Family Partnership, LP by quitclaim deed from Ben A. Baker and wife, Kathleen M. Baker, of record in Book/Instrument No. 20050601-0061726, Register's Office, Davidson County, Tennessee, dated 05/20/2005 and recorded 06/01/2005.

Subject to any and all restrictive covenants, easements, and setback lines that are applicable to the above-described property, and of record, and to all zoning and subdivision restrictions of the appropriate governmental body.

This instrument was prepared based on information furnished by parties. The preparer

makes no representations or warranties as to the correctness thereof or the status of the title to the property described herein.

Witness my hand this 28th of December, 2010.

Ben A. Baker

STATE OF TENNESSEE)
COUNTY OF WILSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Ben A. Baker**, to me known to be the persons described in and who executed the foregoing instrument and acknowledged before me that he executed the same.

Witness my hand and official seal at office this 28th day of December 2010.

My Commission expires: Sept. 28, 2011

Notary Public

CYNTHIA RECTOR
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

Witness my hand this 28th of December, 2010.

Kathleen M. Baker

STATE OF TENNESSEE)
COUNTY OF WILSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Kathleen M. Baker**, to me known to be the persons described in and who executed the foregoing instrument and acknowledged before me that she executed the same.

Witness my hand and official seal at office this 28th day of December 2010.

My Commission expires: Sept. 28, 2011

Cynthia Rector
Notary Public

CYNTHIA RECTOR
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

STATE OF TENNESSEE)
COUNTY OF WILSON)

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

AFFIANT

Subscribed and sworn ~~to before~~ me this 28th day of December, 2010.

NOTARY PUBLIC

My Commission Expires: Sept. 28, 2011

CYNTHIA RECTOR STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

STATE OF TENNESSEE)
COUNTY OF WILSON)

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

AFFIANT

Subscribed and sworn ~~to before~~ me this 28th day of December, 2010.

NOTARY PUBLIC

My Commission Expires: Sept. 28, 2011

CYNTHIA RECTOR STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

This Instrument was Prepared By:
Yancy Belcher, Attorney
2306 N. Mt. Juliet Rd.
Mt. Juliet, TN 37122
(615) 773-2889