THIS INSTRUMENT WAS PREPARED BY
AND RETURN TO:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, Ste. 200
Brentwood, TN 37027

Address New Owner(s) as follows:
Vira L. Baker
3607B Wilbur Place
Nashville, TN 37204

Send Tax Bill to:
Owner

Map-Parcel: 118-13-170

State of Tennessee
County of Williamson
The Actual Consideration or
Value, whichever is greater,
for this transfer is $0.00

Affiant

Subscribed and sworn to
before me, this the 16th
day of April, 2011.

Notary Public

My Commission Expires:
12-10-12

HILLARY TORRENCE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

QUIT CLAIM DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS ($10.00) IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, **MARVIN C. BAKER, JR.**, HEREINAFTER CALLED GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENCE DO HEREBY CONVEY TO **VIRA L. BAKER**, HEREINAFTER CALLED GRANTEE, HER HEIRS AND ASSIGNS, ALL OF THE GRANTOR'S INTEREST IN A CERTAIN PARCEL OF LAND, TOGETHER WITH ALL TENEMENTS, HEREDITAMENTS AND APPURTTENANCES THERETO LOCATED IN **DAVIDSON COUNTY**, STATE OF TENNESSEE, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

Being Lot No. 34 on the plan of Woodmont Boulevard, Marengo Park, as of record at Plat Book 1130, Page 2, Register's Office for said County.

Said Lot No. 34 fronts 75 feet on the northerly side of Wilbur Place and extends back 162 feet on the easterly line and 164 feet on the westerly line to a dead line in the rear which measures 75 feet. Together with as an appurtenance hereto that certain easement for driveway purposes of record in Book 3407, Page 475.

Being the same property conveyed to Marvin C. Baker, Jr. and spouse, Vira L. Baker by Warranty Deed from Susan S. Whitten, a single person, dated February 27, 1992, of record in Book 8561, page 314, said Register's Office.

This Instrument has been prepared upon information furnished by the parties – without benefit of a title examination.

THIS IS IMPROVED PROPERTY KNOWN AS 3607B WILBUR PLACE NASHVILLE, TN 37204.

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

IN WITNESS WHEREOF, the undersigned have executed this instrument this 16th day of April, 2011.

MARVIN C. BAKER, JR.

BILL GARRETT, Davidson County
Trans:T20110023499 DEEDQC
Recvd: 04/21/11 08:51 2 pgs
Fees:12.00 Taxes:0.00
20110421-0030691

STATE OF TN
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **MARVIN C. BAKER, JR.**, the Grantor, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 16th day of April, 2011.

My commission expires: 9/8/2012

Notary Public

