BILL GARRETT, Davidson County
Trans:T20130002464 DEEDQC
Recvd: 01/09/13 14:50 2 pgs
Fees:12.00 Taxes:0.00
20130109-0002993

QUITCLAIM DEED

Map/Parcel Account Number: 14809007300

This Instrument was Prepared by:
Jerry W. Baker
248 Haywood Lane
Nashville, TN 37211

New Owner and
Send Tax Bills to:
Anita Elizabeth Baker
248 Haywood Lane
Nashville, TN 37211

I, JERRY W. BAKER, for and in consideration of the love and affection that I have for my daughter, and I, LINDA BAKER FERGUSON, in consideration of the love and affection that I have for my niece, we do hereby this day bargain, sale, quitclaim and convey to ANITA ELIZABETH BAKER, her heirs and assigns, all of our right, title, claim and interest in the follow real property located in the 5th Civil District of Davidson County, Tennessee which is more particular described as follows:

Beginning in the northerly margin of Haywood Lane at the southeast corner of property deeded to Jerry W. Baker by deed of record in Deed Book 5972, Page 758 of the RODCT: the beginning point of this tract:

Thence along the easterly line of property belonging to Jerry W. Baker, N 14 degrees 50' 52" E 150.0 feet to a point, said point being the northeast corner of property of Jerry W. Baker; thence along the northern line of the Jerry W. Baker tract, N 83 degrees 39' 51" W. 109.0 feet to a point, said point being the northwest corner of the Jerry W. Baker tract; thence N 14 degrees 50' 52" E 75.15 feet to an iron pin; thence S 88 degrees 49' 08" E 217.10 feet to a concrete monument; thence S 20 degrees 43' W 249.94 feet to a concrete monument in the northern right of way margin of Haywood Lane; thence along the northern right of way of Haywood Lane, N 83 degrees, 39' 51" W. 79.0 feet to the point of the beginning.

Being the same property conveyed to A. Roy Baker and wife, Elizabeth Baker by Quitclaim Deed from O. Christine Baker of record in Deed Book 4824, Page 494 RODCT. Also being part of the same property conveyed to Felix H. Baker, et ux, deceased by Deed of record in Deed Book 1109, Page 402 of the RODCT. The said Felix H. Baker et ux died intestate being survived by two children: Abby Roy Baker, who is the same person as A. Roy Baker and O. Christine Baker. O. Christine Baker Quitclaimed her interest in the above described property to her brother, A. Roy Baker and wife, Elizabeth Baker, by the Quitclaim Deed identified above. A Roy Baker, a.k.a. Abby Roy Baker died intestate on March 23, 1978 survived by his wife, Elizabeth Baker and two children: Jerry W. Baker and Linda Baker Ferguson (Linda having married on December 14, 1963). Elizabeth Baker died intestate on November 28, 1993 survived by the Grantees above. Jerry W. Baker was married to Pam, a.k.a. Pamela Baker, who died on March 21, 2012.

~~TO HAVE and TO HOLD said real property, with all of the appurtenances, estate, title and interest belonging to the said ANITA ELIZABETH BAKER, her heirs and assigns forever.~~

This is unimproved property located at 246 Haywood Lane; Nashville, TN 37211.

WITNESS OUR HANDS this the 18th day of December, 2012.

JERRY W. BAKER

LINDA BAKER FERGUSON

STATE OF TENNESSEE]
COUNTY OF DAVIDSON]

Personally appeared before me, a Notary Public in and for the State of Tennessee, JERRY W. BAKER and LINDA BAKER FERGUSON, with whom I am personally acquainted or who proved to me on the basis of satisfactory evidence to be the said JERRY W. BAKER and LINDA BAKER FERGUSON, and who acknowledged that they executed the foregoing Quitclaim Deed for the purposes therein contained.

This the 18th day of December, 2012.

KATHY W. JONES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires March 3, 2014

Notary Public

My Commission Expires: 3/3/14

STATE OF TENNESSEE]
COUNTY OF DAVIDSON]

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

ANITA ELIZABETH BAKER

SUBSCRIBED AND SWORN TO BEFORE ME THIS 9 DAY OF ~~DECEMBER, 2012.~~ January 2013

Notary Public

CHANAR ALI
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 8/23/16