FILE NUMBER
320414(3)

This Instrument Prepared By:	Send Tax Bills To:	Owner:
R. W. Hardison, Attorney at Law 506 N. High Street Post Office Box 1967 Columbia, Tennessee 38402-1967	Baxter Enterprises 4336 Hampshire Pike Hampshire, TN 38461	Baxter Enterprises 4336 Hampshire Pike Hampshire, TN 38461

QUIT CLAIM DEED

This indenture is made and entered into this 12th day of Febru, 2013 between BAXTER ENTERPRISES, LLC (hereinafter referred to as "GRANTOR") and BAXTER ENTERPRISES, a Tennessee General Partnership (hereinafter referred to as "GRANTEE").

For and in consideration of Ten Dollars ($10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, cash in hand paid, Grantor does by these presents, sell, release, remise and quitclaim unto Grantee, the following described tract or parcel of real property:

SITUATE in the NINETEENTH (19TH) Civil District of Davidson County, Tennessee and being more particularly described as follows:

Lot 1 (containing 0.66 acres, more or less) of the Boyd Home Place, Resubdivision of Lots 272-280 Subdivision as shown by a map of record in Instrument No. 20091110-0103888 in the Davidson County, Tennessee Register of Deeds office, which is incorporated herein by reference for a more complete property description.

BEING a portion of the same property conveyed to Baxter Enterprises, L.L.C. by instrument of record in Instrument No. 20090511-0043271 in the Davidson County, Tennessee Register of Deeds office.

Tax Parcel # 092.12-0-033.00

Property Address: 1811 Charlotte Avenue, Nashville, TN 37203

In the event of a discrepancy between the property address and the legal description, the legal description shall control.

The above-described property is the same property contained in the prior deed and no new survey is available.

BILL GARRETT, Davidson County
Trans:T20130013017 DEEDQC
Recvd: 02/15/13 09:33 2 pgs
Fees:12.00 Taxes:0.00
20130215-0015500

In Witness Whereof, Grantor has set its hand(s) the date first above-written.

BAXTER ENTERPRISES, LLC

BY: _____

TITLE: President

STATE OF TENNESSEE)
)
COUNTY OF MAURY)

Before me, the undersigned authority, a Notary Public in and for the aforesaid state and county, personally appeared David Baxter, to me known to be the person(s) described therein (or who proved to me to be the same on a satisfactory basis) and who acknowledged him or herself to be the President of BAXTER ENTERPRISES, LLC, being authorized to execute the foregoing instrument for the purposes therein contained by signing the name of the limited liability corporation by him or herself as such authorized agent.

Witness my hand and seal at office in the aforesaid state and county this 12th day of February, 2013.

SEAL

R. W. HARDISON
STATE OF TENNESSEE NOTARY PUBLIC
MAURY COUNTY
My Commission Expires 12-23-2014

_____
NOTARY PUBLIC
COMMISSION EXPIRES: _____

OATH: I, the undersigned affiant, do hereby swear or affirm that the actual consideration for transfer or the value of the property being transferred, whichever is greater, is $0.00.

_____
AFFIANT

SWORN TO AND SUBSCRIBED BEFORE ME THE UNDERSIGNED THIS 12th DAY OF February, 2013.

SEAL

R. W. HARDISON
STATE OF TENNESSEE NOTARY PUBLIC
MAURY COUNTY
My Commission Expires 12-23-2014

_____
NOTARY PUBLIC
COMMISSION EXPIRES: