BILL GARRETT, Davidson County
Trans:T20130016624 DEEDQC
Recvd: 02/28/13 11:23 3 pgs
Fees:17.00 Taxes:0.00
20130228-0020019

THIS INSTRUMENT PREPARED BY:
Jennifer S. Dunlap, Attorney
7101 Executive Center Drive, #151
Brentwood, TN 37027

NEW OWNER:	**SEND TAX BILLS TO:**	**MAP/PARCEL:**
William L. Baugher, Sr. P.O. Box 943 Brentwood, TN 37024-0943	New Owner	95-11 189.00

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS that I, James L. Baugher, for and in consideration of Ten and no/100's ($10.00), cash in hand paid, the receipt of which is hereby acknowledged, have bargained and sold and do hereby convey remise, release and forever quitclaim unto William L. Baugher, Sr., all my interest in and to a certain tract of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being part of Lot No. 3 on the Map of the Subdivision of the Merritt Farm, as of record in Plat Book 547, Page 68, Register's Office for Davidson County, Tennessee, and being known as Lot No. 1 on the unrecorded Map of the Robert G. Northern Lands.

Beginning at an iron pin in the south margin of Woodberry Drive at the corner of Lots 1 and 2; thence with the margin of said Drive, S 81° 17' E., 109 feet to the beginning of a curve; thence around said curve southeasterly 39.33 feet to the west margin of McGavock Pike; thence with the margin of said Pike, southerly 64.5 feet to a point; thence N. 83° 40' W., 130.1 feet to the corner of Lots 1 and 2; thence with the line between said lots, N. 8° 43' E., 94.8 feet to the point of beginning, containing 0.28 acres, more or less.

Being the same property conveyed to James L. Baugher and William L. Baugher, Sr., by deed from Federal National Mortgage Association, of record in Instrument No. 20110610-0044614, Register's Office for Davidson County, Tennessee.

This is improved property known as 298 McGavock Pike, Nashville, TN 37214.

This instrument and the interest released and quitclaimed are subject to such limitations, encumbrances, easements and restrictions as may affect the premises.

WITNESS my hand this the 22nd day of February, 2013.

JAMES L. BAUGHER

STATE OF TENNESSEE
COUNTY OF Williamson

Before me, the undersigned authority, a Notary Public within and for the State and

STATE OF TENNESSEE
COUNTY OF Williamson

Before me, the undersigned authority, a Notary Public within and for the State and County, appeared James L. Baugher with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon his oath(s) acknowledged himself to be the within named bargainor(s), and that he executed the foregoing instrument of his own free will for the purposes therein set forth.

Witness my hand and official seal at office, on this the 22nd day of February, 2013.

Veressa J. Derrick
Notary Public

My Commission Expires:

My Commission Expires March 4, 2013



STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration for this transfer is $0.00.

Affiant

Sworn to and subscribed before me this the 22nd day of February, 2013.

Notary Public

My commission expires:

My Commission Expires March 4, 2013

