BILL GARRETT, Davidson County
Trans:T20140014942 DEEDQC
Recvd: 03/05/14 08:59 4 pgs
Fees:22.00 Taxes:0.00

20140305-0018342

This Instrument Was Prepared By:
Casey W. Riggs
150 Fourth Avenue North, Suite 1850
Nashville, Tennessee 37219

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

I hereby swear or affirm that to the best of grantee's knowledge, information and belief, the actual consideration for the transfer is $0.00.

JOHN FRANKLIN BAKER, JR. TRUSTEE

GLORIA MARAKIS BAKER, TRUSTEE

Subscribed and sworn to before me this 17 day of February, 2014.

Notary Public

My Commission Expires: 9/9/14

CASEY RIGGS
STATE
TENNESSEE
NOTARY
PUBLIC
DAVIDSON COUNTY

My Commission Expires September 9, 2014

QUITCLAIM DEED

Mr. John Franklin Baker, Jr., Trustee Mrs. Gloria Marakis Baker, Trustee 5171 Old Hickory Boulevard Nashville, TN 37218	**SEND TAX BILLS TO** Same	**MAP/PARCEL** **056.00 34** **056.00 65**

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the Grantee (hereinafter named), and other good and valuable consideration, the receipt and legal sufficiency of which are hereby acknowledged, **JOHN FRANKLIN BAKER, JR. and wife, GLORIA MARAKIS BAKER**, the "**Grantor**", does hereby convey, transfer, remise, release, relinquish and quitclaim unto **JOHN FRANKLIN BAKER, JR., TRUSTEE OF THE JOHN FRANKLIN BAKER, JR. REVOCABLE TRUST UNDER AGREEMENT DATED FEBRUARY 17, 2014** and **GLORIA ANN MARAKIS BAKER, TRUSTEE OF THE GLORIA ANN MARAKIS BAKER REVOCABLE TRUST UNDER AGREEMENT DATED FEBRUARY 17, 2014** (collectively, the "**Grantee**"), to each an undivided one-half interest in and to the Property (defined below), as tenants in common, all of Grantor's right, title, and interest in and to a certain tract or parcel of land located in Davidson County, Tennessee, described as follows, to-wit (the "**Property**"):

SEE EXHIBIT A

This conveyance is subject to all limitations, matters that would be shown on a survey, restrictions and encumbrances as may affect the property, including, without limitation, all zoning restrictions and irrespective of whether such limitations, matters, restrictions and encumbrances are of record.

IN TESTIMONY WHEREOF, this instrument has been executed by the Grantor, this the 17 day of Feb., 2014.

JOHN FRANKLIN BAKER, JR., Grantor

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, Casey Riggs, the undersigned, a Notary Public in and for the state and county aforesaid, personally appeared **JOHN FRANKLIN BAKER, JR.**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the within named bargainor, and that he, with the authority to do so, executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office, this 17 day of Febry, 2014.

Notary Public

My Commission Expires: 9/9/14

CASEY RIGGS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires September 9, 2014

IN TESTIMONY WHEREOF, this instrument has been executed by the Grantor, this the 17 day of February, 2014.

GLORIA MARAKIS BAKER, Grantor

STATE OF TENNESSEE)
COUNTY OF Davidson)

Before me, Casey Riggs, the undersigned, a Notary Public in and for the state and county aforesaid, personally appeared **GLORIA MARAKIS BAKER,** the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be the within named bargainor, and that she, with the authority to do so, executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office, this 17 day of Febry, 2014.

Notary Public

My Commission Expires: 9/9/14

CASEY RIGGS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

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EXHIBIT A

Land in Davidson County, Tennessee, being located in the 13th Civil District, and situated about 8-1/2 miles from Nashville on the west side of the Sulphur Creek road, and described as follows:

Beginning in the center of said road at the southeast corner of a tract of land containing 22.64 acres, conveyed by J.P. Zeiger and wife, Ruth Zeigler to Mrs. Laura May Denton, by deed recorded in the Register's Office of said County, in Book 433, page 441, being also Zeigler's northeast corner; thence with the center of said road North 26-1/4° East 12-1/2 poles to a point, North 34° East 18.16 poles to a point, North 19-1/2° East 20 poles to a point, North 15-3/4° East 36-1/2 poles to a point, North 32° East 28 poles to a point, North 1-3/4° East 26 poles to a point North 41° East 8 poles to a point, North 15° West 7 poles to a point, North 31° West 20 poles to the center of Back Creek Road; thence down the same South 87° West 14 poles, South 71° West 14 poles, South 83° West 14-1/2 poles, West 32 poles, South 70° West 18 poles, South 63° West 51-1/2 poles, South 41° West 13-1/2 poles to the northeast corner of a tract of 50 acres of land conveyed by W.E. Hyde and wife to W.L. Bainbridge by deed recorded in the aforesaid Register's Office in Book 291, page 381; thence with the easterly boundary line of same, South 14° East 33 poles to Seigler's northwest corner; thence with his line South 72° East 27-1/4 poles to a sugar tree; thence South 4-1/2° East 42 poles to a stake; thence South 62-3/4° East 72 poles to the beginning, containing 103.37 acres, more or less.

Included in the above description but specifically excluded herefrom is the following described tract of land, being retained by J.A. Crunk and wife, Ela E. Crunk, according to survey of D.E. Boner, December 11, 1945 as follows:

Beginning in the center of Old Hickory Boulevard at Zeiger's northeast corner in Owns' west line; thence with the center of said Boulevard north 22° 6' East 300 feet; thence leaving the boulevard north 63° 45' West 726 feet; thence South 22° 6' West 300 feet to a point in Zeiger's north line; thence along said line, South 63° 45' East 726 feet to a point of beginning.

This legal description is the same as from the previous deed of record.

Being the same property conveyed to Paul T. Housch, Trustee, and then conveyed to John Franklin Baker, Jr. and wife, Gloria Marakis Baker, by deed of record as Instrument No. 20020104-0001583, Register's Office, Davidson County, Tennessee.

The above described property is commonly known as 5183 Old Hickory Boulevard and 5171 Old Hickory Boulevard, Nashville, TN, 37218.

The preparer of this quitclaim deed has prepared it to facilitate a transfer for estate planning purposes and has not reviewed a survey or restrictive covenants, etc. for purposes of this conveyance.