This instrument prepared by:

Brian O. Bowban, Attorney
4741 Trousdale Drive #118
Nashville, TN 37220

New owner's address:
Rickie B. Baker, Jr.
307 Melpar Drive
Nashville, TN 37211

Send tax bills to:
Same

Map-parcel numbers:
Map 148.13
Par. 31

QUITCLAIM DEED

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, SHIRLEY ANN CORBIN, widowed, (hereinafter called "GRANTEE"), I, SHIRLEY ANN CORBIN, GRANTOR, by these presents do hereby quitclaim, transfer, convey unto RICKIE B. BAKER, JR., unmarried, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows, to-wit:

Being Lot No. 79 on the Plan of Locustwood, Section III, or record in Book 2663, page 29, Register's Office for said County, as follows:

Said Lot No. 79 fronts 106.94 feet on the easterly side of Melpar Drive, as measured partly around a curve, and runs back 241.6 feet on the northerly line and 262 feet on the southerly line, to a dead line in the rear on which it measures 99.7 feet.

BEING the same property conveyed to Clyde W. Corbin (deceased) and Shirley Ann Corbin by Warranty Deed from Larry W. Wood and Carol L. Wood, of record in Book 1081, Page 113, Register's Office for said county.

This property is encumbered by a deed of trust to C.H. Briley, Jr., Trustee, to secure the payment of $13,100.00 to Advance Mortgage Company which is recorded in Book 3983, Page 293, in said Register's Office, and which the said Clyde W. Corbin and wife, Shirley Ann Corbin, assume and agree to pay.

This is improved property known as 307 Melpar Drive, Nashville, TN 37211.

This legal description is the same as the previous deed of record furnished by the parties.

AND NOW, THEREFORE, I, the said SHIRLEY ANN CORBIN, Grantor, for the express purpose of carrying out the intent of this conveyance, as above set out, do hereby quitclaim, transfer, and convey unto Grantee RICKIE B. BAKER, JR., his heirs and assigns, IN FEE SIMPLE ABSOLUTE all my right, title and interest, with the appurtenances, estate, title thereto belonging in the said property hereinabove described and set forth, to which reference is heremade and said property is conveyed subject to the same limitations, restrictions and encumbrances as may affect the premises, as above set forth.

BILL GARRETT, Davidson County
Trans:T20160009510 DEEDQC
Recvd: 02/04/16 08:56 2 pgs
Fees:12.00 Taxes:0.00
20160204-0010750

Witness my hand this 2nd day of February 2016.

Shirley Ann Corbin
SHIRLEY ANN CORBIN

The actual consideration of value, whichever is greater, for this transfer is $ 0.

ACKNOWLEDGMENT

STATE OF TENNESSEE]
COUNTY OF DAVIDSON]

Personally appeared before me, MARILYN A. BYRD, a Notary Public in and for said County and State, SHIRLEY ANN CORBIN, the within named bargainer, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), whom acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 2nd day of February, 2016.

Marilyn A Byrd My commission expires: 3-7-2017
Notary Public

MARILYN A. BYRD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

AFFIDAVIT

STATE OF TENNESSEE]
COUNTY OF DAVIDSON]

This transfer is in implementation of a property agreement between the parties.

Shirley Ann Corbin
SHIRLEY ANN CORBIN

Subscribed and sworn to before me this 2nd day of February, 2016.

Marilyn A Byrd My commission expires: 3-7-2017
Notary Public

MARILYN A. BYRD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY