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This Instrument Prepared From
Information and Documents Provided By The Parties, By:
DAVID R. KENNEDY, ATTORNEY AT LAW
4207 Lebanon Road, Suite 200
Hermitage, Tennessee 37076

[illegible] 6.00

MAY 31 8 38 AM '91

PICK-UP

FROM: JOHN MARLIN BALDWIN, SR.

TO: DAVID R. KENNEDY, TRUSTEE

AND

FROM: DAVID R. KENNEDY, TRUSTEE

TO: JOHN MARLIN BALDWIN, SR. AND WIFE, VERA ANN BALDWIN

ADDRESS NEW OWNER:	SEND TAX BILLS:	MAP-PARCEL:
John Marlin Baldwin, Sr. et ux Vera Ann Baldwin 5762 Cane Ridge Road Antioch, Tennessee 37013	CTX Mortgage Co. P.O. Box 19000 Dallas, Texas 75219	Map 174 Parcel 90

QUITCLAIM DEED

FOR AND IN CONSIDERATION of ten and no/100 ($10.00) dollars and for other good and valuable considerations, the receipt of which is hereby acknowledged, and for the express purpose of creating a tenancy by the entirety, I, John Marlin Baldwin, Sr. have bargained and sold and by these presents do quitclaim and convey unto DAVID R. KENNEDY, TRUSTEE, his successors and assigns, all of my right, title and interest in and to a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

> Land in Davidson County, Tennessee, being the southwest portion of the Hallie H. Coffee property of record in Book 1755, Page 143, said Register's Office, and described according to a survey made by Ralph Lambert & Son Surveyors, dated October 25, 1975, as follows:
>
> Beginning at a set iron pin in the easterly margin of Cane Ridge Road, said point also being 4575 feet, more or less, south of the intersection of Old Franklin Road and Cane Ridge Road; thence with the easterly margin of said Cane Ridge Road South 20 deg. 30' East 172.0 feet to a point; thence continuing along margin South 30 deg. 05' East 456.4 feet to a set iron pin; thence leaving said road North 57 deg. East 21.0 feet to a set iron pin; thence North 4 deg. East 931.7 feet to a set iron pin; thence South 44 deg. West 535.0 feet to the point of beginning and containing 3.55 acres, more or less.
>
> Being the same property conveyed to John Marlin Baldwin, Sr. by Deed dated October 12, 1990 from Charles L. Smith, of record in Book 8220, Page 534 R.O.D.C.T

This is improved property known as 5762 Cane Ridge Road, Antioch, Tennessee 37013.

Said property is conveyed subject to such limitations, restrictions, defects if any and encumbrances as may affect the premises.

And now I, the said DAVID R. KENNEDY, TRUSTEE, for the express purpose of carrying out the intent of this conveyance, as set out above, do hereby quitclaim and convey unto John Marlin Baldwin, Sr. and wife, Vera Ann Baldwin, their heirs and assigns, as tenants in the entirety all of my right, title and interest in and to the same property hereinabove described and set forth, to which reference is here made, and said property is conveyed subject to the same limitations, restrictions, defects if any and encumbrances as may affect the premises, as set forth above.

IN WITNESS WHEREOF, we have hereunto set our hands this the 30th day of May, 1991.

X John Marlin Baldwin Sr. — David R. Kennedy Trustee

JOHN MARLIN BALDWIN, SR. — DAVID R. KENNEDY, TRUSTEE

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named JOHN MARLIN BALDWIN, SR., the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within Quitclaim Deed for the purposes therein contained.

Witness my hand and official seal at office in Hermitage, Tennessee, this the 30th day of May, 1991.

Julia A. Smith
NOTARY PUBLIC

My Commission Expires: 4/22/95

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named David R. Kennedy, Trustee, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within Quitclaim Deed for the purposes therein contained.

Witness my hand and official seal at office in Hermitage, Tennessee, this the 30th day of May, 1991.

Julia A. Smith
NOTARY PUBLIC

My Commission Expires: 4/22/95

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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

John Marlin Baldwin Sr.
AFFIANT

Subscribed and sworn to before me this 30th day of May, 1991.

Julia A. Smith
NOTARY PUBLIC
My Commission Expires: 4/22/95