Both

FORM NO. WD-1

BOOK 8576 PAGE 440

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ -0-

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th DAY OF March, 19 92

Notary Public

MY COMMISSION EXPIRES: 11-2E-92

(AFFIX SEAL)

QUITCLAIM DEED

THIS INSTRUMENT WAS PREPARED BY
SATURN & MAZER, Attorneys, 212 Third Avenue, North, Nashville, Tennessee 37201
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
VALLEY FORGE PHYSICIANS, S.C.	S A M E	104-16-27
(NAME) 50 Valley Forge	(NAME)	24W 2215
(STREET ADDRESS OR ROUTE NUMBER) Washington, Illinois 61571	(STREET ADDRESS)	
(CITY) (STATE) (P.O. ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN 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, WE, DR. PHILLIP HENRY BAER,

HAS QUITCLAIMED HIS INTEREST

HEREINAFTER CALLED THE GRANTORS, ~~HAVE BARGAINED AND SOLD~~, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO VALLEY FORGE PHYSICIANS, S.C. PENSION TRUST FOR THE BENEFIT OF P. H. BAER,

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, 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 southerly 63 feet of Lot No. 41 on the Map of George W. Blair's Subdivision, as of record in Book 332, Page 56, Register's Office for said County, according to a survey made by Hal R. Swann, Jr., dated September 26, 1978.

SAID part of Lot No. 41 fronts 63.0 feet on the easterly margin of 19th Avenue, South and runs back on the northerly line 163.7 feet, more or less, and 164.3 feet on the southerly line to a line in the rear, on which it measures 63.0 feet thereon.

BEING the same property conveyed to Dr. Phillip Henry Baer by deed from Edward B. Van Voorhees, Jr., and wife, Linda Lundin, of record in Book 8345, Page 125, Register's Office for Davidson County, Tennessee.

This instrument is being recorded for the sole purpose of correcting the owner of the subject property, which was never intended to be Dr. Phillip Henry Baer.

This is unimproved ( ) improved (X) property, known as 2120 19th Avenue, South, Nashville, Tennessee 37212
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

~~TO HAVE AND TO HOLD the same unto the said grantee, his heirs and assigns forever, and we do covenant with the said grantee that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise noted above, and we bind ourselves, our heirs and representatives to warrant and forever defend the title to said land to the said grantee, his heirs and assigns against the lawful claims of all persons whomsoever. Wherever used herein, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.~~

Witness my hand this 18th day of ~~June~~ Jan, 19 ~~91~~ 92

DR. PHILLIP HENRY BAER

Phillip H Baer

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STATE OF ILLINOIS
Tazewell **County**

THE UNDERSIGNED

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named DR. PHILLIP HENRY BAER

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 instrument for the purposes therein contained.

Witness my hand and official seal at _____, Illinois this 18th day of ~~June~~ Jan., 1992.

Commission Expires 7-7-93

Mary Beth Klaus
Notary Public

"OFFICIAL SEAL"
MARY BETH KLAUS
Notary Public, State of Illinois
My Commission Expires 7-7-93

STATE OF TENNESSEE
Davidson County

Before me, _____ a Notary Public in and for the State and County aforesaid, personally appeared _____

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 _____ of the _____ a corporation, and that he as such _____, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as _____.

Witness my hand and official seal at _____, _____, this _____ day of _____, 19____.

_____
Notary Public

Commission Expires_____

9302d.

WARRANTY DEED

FROM

TO

IDENTIFICATION REFERENCE

MAR 17 1 21 PM '92

DAVIDSON COUNTY, TN

7187 03/17 0101 03CHECK 6.00