This instrument prepared by: Robert A. Anderson
2021 Richard Jones Road, Suite 350
Nashville, Tennessee 37215

QUIT CLAIM DEED

New Owner:	Send Tax Bills To:	Map and Parcel:
Mary Alice Baldwin 4708 Chalmers Drive Nashville, TN 37215	Mary Alice Baldwin Same	Map 131-14 #45 Parcel 16D-A-30535

For and in consideration of the sum of Ten and 00/100-------

----------($10.00)----------DOLLARS

and other good and valuable consideration, receipt of which is hereby acknowledged, I, DAVID F. BALDWIN, hereinafter referred to as Grantor, by these presents, do hereby quitclaim and convey unto my wife, MARY ALICE BALDWIN, hereinafter referred to as Grantee, her successors, heirs and assigns, all my right, title and interest, including curtsey and homestead interest, in and to a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

> Land in the 16th, formerly the 17th, Civil District of Davidson County, Tennessee, being Lot No. 213 on the plan of Tynewood Estates, Section 1, as of record in Book 2900, page 88, Register's Office for said County.
>
> Said Lot No. 213 fronts 170 feet on the easterly side of Chalmers Drive and runs back 230.8 feet on the northerly line and 293.6 feet on the southerly line to a dead line, measuring 181 feet thereon.
>
> Being the same property conveyed to David F. Baldwin and wife, Mary Alice Baldwin, by deed from Louie C. Hansberger and wife, Elizabeth Davis Hansberger, of record in Book 6965, page 192, said Register's Office.

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

This is improved property known as 4708 Chalmers Drive, Nashville, Tennessee.

Witness my hand this 17 day of Jan., 1992.

David F. Baldwin

DAVID F. BALDWIN

05340

IDENTIF. REFERENCE

APR 28 11 35 AM '92

FELIX DAVIDSON COUNTY, TN.

PICK-UP

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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

David F. Baldwin Sr.
Affiant

Subscribed and sworn to before me, this the 17 day of January, 1992.

Sarah M. Hill
NOTARY PUBLIC

My Commission Expires:
3-26-94

4709 04/28 0101 03CHECK 6.00

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named DAVID F. BALDWIN, 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 Nashville, Tennessee, this 17th day of January, 1992.

Sarah M. Hill
Notary Public

My Commission Expires: 3-26-94