27641

This Instrument Prepared From Information and Documents Provided By The Parties, By:
CHRISTOPHER E. STAUB, ATTORNEY
4207 Lebanon Rd., Suite 200
Hermitage, Tennessee 37076

IDENTIF. PREFERENCE

Jul 15 11 03 AM '9

DAVIDSON COUNTY TN.

PICK-UP

FROM: VERA ANN BALDWIN, Individually and as Executrix of the Estate of John M. Baldwin, Sr.

TO: CHRISTOPHER E. STAUB, TRUSTEE

AND

FROM: CHRISTOPHER E. STAUB, TRUSTEE

TO: JOHN M. BALDWIN, JR.

ADDRESS NEW OWNER:
JOHN M. BALDWIN, JR.
5197 Highway 20
Covington, GA 30209

SEND TAX BILLS:
J.I. Kislak
P.O. Box 025409
Miami, FL 33102-5409

MORTGAGEE:
J.I. Kislak Mortgage Corporation
P.O. Box 025409
Miami, FL 33102-5409

MAP AND PARCEL:
96-15
Parcel 8

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum 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 making a reconveyance to create a fee simple absolute interest in John M. Baldwin, Jr., I Vera Ann Baldwin, Individually and as Executrix of the Estate of John M. Baldwin, Sr. have bargained and sold and by these presents do quitclaim and convey unto Christopher E. Staub, 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, Tennessee, described as follows, to wit:

> Land in Davidson County, Tennessee, being Lot No. 913 on the Plan of Clover Hill, Section XI, of record in Book 2663, page 26, Register's Office for said County, described as follows:
>
> SAID Lot No. 913 fronts 75 feet on the southeasterly margin of Lakeland Drive and extends back 263.7 feet, more or less, passing a witness line at 173.7 feet on the northeasterly line and 200.5 feet, more or less, passing a witness line 177.5 feet on the southwesterly line to McCrory Creek in the rear measuring 90 feet, more or less thereon.
>
> Being the same property conveyed to John M. Baldwin by Deed dated March 28, 1984 from Mary Lynne Cunningham, and of record in Book 6260, Page 126, R.O.D.C.T. The same John Marlin Baldwin, Sr. having died on October 5, 1991. This property is being conveyed in accordance with and pursuant to the Last Will and Testament of John M. Baldwin, Sr., of record in Will Book 177, Page 36 of the Probate Court for Davidson County, Tennessee.

This is improved property known as 3113 Lakeland Drive, Donelson, Tennessee 37214.

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

And now I, the said Christopher E. Staub, Trustee, for the express purpose of carrying out the intent of this conveyance, as set out above, do hereby quitclaim and convey unto John M. Baldwin, Jr. his heirs and assigns, 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 9th day of July, 1992.

Vera Ann Baldwin
VERA ANN BALDWIN

Christopher E. Staub
CHRISTOPHER E. STAUB, 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 VERA ANN BALDWIN, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within Quitclaim Deed for the purposes therein contained.

Witness my hand and official seal at office in Hermitage, Tennessee, this the 9th day of July, 1992.

Julie C. Smith
NOTARY PUBLIC

My Commission Expires: 1/22/95

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Christopher E. Staub, 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 9th day of July, 1992.

Julie C. Smith
NOTARY PUBLIC

My Commission Expires: 1/22/95

STATE OF TENNESSEE)
COUNTY OF Davidson)

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

Vera Ann Baldwin
AFFIANT

Subscribed and sworn to before me this 9th day of July, 1992.

NOTARY PUBLIC

My Commission Expires: 1/22/95

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