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

538 07/15 0101 03CHECK 12.00

IDENTIF. REFERENCE

DEC 15 11 04 AM '92

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: JEFFERY N. BALDWIN

ADDRESS NEW OWNER:
Jeffery N. Baldwin
4941 Scotts Creek Parkway
Hermitage, Tennessee 37076

SEND TAX BILLS:
SAME

MORTGAGEE:
NONE

MAP AND PARCEL:
Map 96-10
Parcel 207

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 Jeffery N. Baldwin, 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. 375, on the plan of Cloverhill, Section VII as of record in Book 2133, page 92, Register's Office for said County.
>
> Said Lot No. 375 fronts 69.4 feet on the north side of Dunmore Drive and runs back 158.2 feet on the east line and 172.9 feet onthe west line to a dead line measuring 89.8 feet thereon.
>
> Being the same property conveyed to John M. Baldwin and Wife Avon D. Baldwin by Deed dated July 8, 1960 from S. K. Grayson and wife Frances E. Grayson and of record in Book 3099, Page 593, R.O.D.T. The same John M. Baldwin having become the sole owner of the property pursuant to a

Final Decreee of divorce entered on May 21, 1971 and of Record in Minute Book 706, Page 1070 of the Circuit Court Clerk for Davidson County Tennessee (reference being made to case No. 60640, Avon Delois Jones Baldwin vs. John Marlin Baldwin, Sr.). 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 2912 Dunmore Drive, Nashville, 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 Vera Ann Baldwin, her 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

Chris 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.

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.

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