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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

07/15 0101 03CHECK 12.00

IDENTIF. REFERENCE

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: VERA ANN BALDWIN

PICK-UP

ADDRESS NEW OWNER:
Vera Ann Baldwin
5762 Cane Ridge Road
Antioch, Tennessee 37013

SEND TAX BILLS:
Fleet Mortgage Corp.
P.O. Box 303
Milwaukee, WI 53201

MORTGAGEE:
Fleet Mortgage Corporation
P.O. Box 303
Milwaukee, WI 53201

MAP AND PARCEL:
86-6
Parcel 2

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 Vera Ann 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. 2 on the Plan of Chapelwood-Section 1, which is of record in Book 5210, Page 29, Register's Office for Davidson County, Tennessee.
>
> Being the same property conveyed to John Marlin Baldwin by Deed dated October 7, 1988 from Samuel J. Pierce, Jr., Secretary of Housing and Urban Development of Washington, D.C., and of record in Book 7673, Page 786, 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 4193 and 4195 Chandler Road, Hermitage, Tennessee 37076.

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.

Julie D. 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 D. 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