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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

JUL 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: VERA ANN BALDWIN

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

SEND TAX BILLS:
SAME

MORTGAGEE:
NONE

MAP AND PARCEL:
Map 174
Parcel 90

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 the southwest portion of the Hallie H. Coffee property of record in Book 1755, Page 143, said Register°s Office, and described according to a survey made by Ralph Lambert & Sons Surveyors, dated October 25, 1975, as follows:
>
> Beginning at a set iron pin in the easterly margin of Cane Ridge Road, said point also being 4575 feet, more and Cane Ridge Road; thence with the easterly margin of said Cane Ridge Road South 20 deg. 30' East 172.0 feet to a point; thence continuing along margin South 30 leaving said road North 57 deg. East 21.0 feet to a set iron pin; thence North 4 deg. East 931.7 feet to a set iron pin; thence South 44 deg. West 535.0 feet to the point of beginning and containing 3.55 acres, more or less.
>
> Being the same property conveyed to John Marlin Baldwin, Sr. and wife, Vera Ann Baldwin by Quitclaim Deed dated May 30, 1991 from David R. Kennedy, R.O.D.C.T. The same John Marlin Baldwin, Sr. having died on October 5, 1991 and the above described property passing to his wife, Vera Ann Baldwin by operation of law.

This is improved property known as 5762 Cane Ridge Road, Antioch, Tennessee 37013.

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

Prepared by: Ragan-Smith-Associates

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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: 1/30/95