BOOK 3609 PAGE 392

PICK-UP

SUBMITTED FOR RECORD
'89 DEC -5 PM 4:11

39243

IDENTIFICATION REFERENCE

This Instrument prepared by:
HOLTON & WALKER
A Professional Corporation
Suite 2700
Third National Financial Center
Nashville, TN 37219

QUITCLAIM DEED

Address of New Owner:	Send Tax Bills To:	Map & Parcel No.
Robert E. Baulch, Jr., Trustee 15th Floor Third National Bank Building Nashville, Tennessee 37219	c/o Valvoline Instant Oil Change, Inc. P.O. Box 14000 Lexington, Kentucky 40512	103-15-33

FOR AND IN CONSIDERATION OF One Dollar ($1.00) cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged, Viola Sudekum Baulch, (the "Grantor") by these presents does hereby quitclaim and convey unto Robert E. Baulch, Jr., Trustee, under Agreement with Viola Sudekum Baulch, dated December 29, 1989, his successors and assigns, with full power to transfer, bargain, sell, convey, mortgage or encumber without the joinder of any beneficiary, all her right, title and interest in and to a one-fourth (1/4) undivided interest in that certain tract of land located in Davidson County, Tennessee, as more particularly described on Exhibit A attached hereto.

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

IN WITNESS WHEREOF, the Grantor has executed this Quitclaim Deed on this 29, day of December, 1989.

Viola Sudekum Baulch
VIOLA SUDEKUM BAULCH

1905 07/08 0101 03CHECK 8.00

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public, in and for the State and County aforesaid, personally appeared Viola Sudekum Baulch, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged that she executed the foregoing instrument for the purpose therein contained.

WITNESS my hand and seal at Nashville, Tennessee, this 29th day of December, 1989.

Kelley D. Gilbert
Notary Public

My Commission Expires:
[illegible]

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is One Dollar ($1.00).

Affiant

SWORN TO AND SUBSCRIBED before me this 29th day of December, 1989.

Kelley D. Gilbert
Notary Public

My Commission Expires:
[illegible]

EXHIBIT A

Being the easterly 60 feet of Lot No. 2 on the plan of Kenner-Mannor Land Company's Second Subdivision of the Kenner Tract, as of record in Book 421, page 100, Register's Office for said County.

Said part of said lot fronts 60 feet on the south side of Harding Road (West End Avenue), and runs back between parallel lines 199.65 feet on the east, and 199.75 feet on the west, to a dead line on which it measures approximately 60 feet, according to a survey by Barge, Waggoner, Sumner & Cannon, Engineers, Nashville, Tennessee, dated March 15, 1972.

The said one-fourth (1/4th) undivided interest in said Lot No. 2 being part of the same property conveyed to Viola Sudekum Slack, subsequently Viola Sudekum Baulch, under the terms of the Will of Nettie E. Sudekum contained in Will Book 78, page 1.

This is improved property known as 4325 Harding Road, Nashville, Tennessee 37205.