BOOK 10888 PG 456

98 APR 16 AM 9:45
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

0426101
IDENTIF. & REFERENCE

THIS INSTRUMENT PREPARED BY:
LOUIS W. OLIVER, III, ATTORNEY
105 Hazel Path
Post Office Box 1616
Hendersonville, TN 37077

QUITCLAIM DEED

NEW OWNER:	SEND TAX BILL TO:	MAP & PARCEL #
Angela T. Baldini 6157 N. New Hope Rd. Hermitage TN 37076	Same	87-00-0 127.00

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, I, June M. Baldini, the Grantor, do hereby convey and quitclaim unto her daughter, Angela T. Baldini, the Grantee, any and all my estate, right, title, interest and claim in and to a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to wit:

Land lying and being in the 4th Civil District of Davidson County, Tennessee, and being described according to a mortgage loan inspection prepared by John Kohl & Company, TN License #100, dated April 10, 1992.

Beginning at an iron pin in the easterly right of way of New Hope Road, said pin being located 1390 feet, more or less, from the center line of Central Pike as measured in a northerly direction along the easterly margin of the right of way of New Hope Road; thence S 87 deg. 36 mins. E 257.95 feet to an iron pin; thence N 47 deg. 01 mins. 25 secs. E. 301.42 feet to an iron pin; thence S. 85 deg. 10 mins. E. 197.54 feet to an iron pin; thence N 86 deg. 57 mins. E. 128.80 feet to an iron pin; thence S. 58 deg. 08 mins. E. 456.34 feet to an iron pin; thence S. 5 deg. 52 mins. W. 126.90 feet to a post; thence S. 83 deg. 41 mins. E. 408.73 feet to a post; thence N. 5 deg. 40 mins. E. 415.00 feet to a 12 inch cedar tree; thence N. 5 deg. 09 mins. E. 852.51 feet to an iron pin; thence S. 86 deg. 20 mins. E. 284.76 feet to a post; thence N. 5 deg. 00 mins. E. 908.65 feet to a post; thence N. 86 deg. 20 mins. W 492.53 feet to an iron pin set by a post; thence S. 10 deg. 44 mins. W. 1092.70 feet to an iron pin; thence S 20 deg. 06 mins. W. 607.49 feet to an iron pin set by post; thence N. 60 deg. 46 mins. W. 232.41 feet to an iron pin; thence S. 33 deg. 07 mins. W. 221.98 feet to an iron pin; thence S. 86 deg. 57 mins. W. 162.13 feet to existing iron pipe; thence N. 85 deg. 10 mins. W. 215.30 feet to an iron pin; thence S. 47 deg. 01 mins. 25 secs. W. 302.29 feet to an iron pin; thence N. 87 deg. 36 mins. W. 238.36 feet to an iron pin in the easterly margin of New hope Road; thence S. 1 deg. 49 mins. W. along said easterly margin of New Hope Road 50.00 feet to the point of beginning.

Being the same property conveyed to June M. Baldini and Angela T. Baldini of record in Deed Book 8605, page 761 and re-recorded in Record Book 10157, page 227, Register's Office for Davidson County, Tennessee.

The said Louis J. Baldini does join in the execution of this Quitclaim Deed for the purpose of conveying to Grantee any interest he may have in the above described property by reason of marital status.

BOOK 10888 PG 457

IN WITNESS WHEREOF, we have hereunto set our hands on this the 13 day of April, 1998.

June M. Baldini
JUNE M. BALDINI

Louis J. Baldini
LOUIS J. BALDINI

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the Undersigned, a Notary Public in and for said county and state, personally appeared JUNE M. BALDINI, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal at Nashville, Tennessee, this the 13 day of April, 1998.

Elaine M. Daylor
NOTARY PUBLIC

(SEAL)
My commission expires MY COMMISSION EXPIRES 11/27/99.

4695 04/16 0101 03CHECK 8.00

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the Undersigned, a Notary Public in and for said county and state, personally appeared LOUIS J. BALDINI, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal at Nashville, Tennessee, this the 13 day of April, 1998.

Elaine M. Daylor
NOTARY PUBLIC

(SEAL)
My commission expires MY COMMISSION EXPIRES 11/27/99.

STATE OF TENNESSEE
COUNTY OF Davidson

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $ -0- Dollars which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Angela T. Baldini
Tom A. Baldini
AFFIANT

Sworn to and subscribed before me the Undersigned, this the 13 day of April, 1998.

Elaine M. Daylor
NOTARY PUBLIC

(SEAL)
My commission expires MY COMMISSION EXPIRES 11/27/99.