This instrument prepared by:
Bryan P. Baldwin
4243 Central Pike
Hermitage, Tennessee 37076

Davidson County DEEDQC
Recvd: 02/23/06 11:09 3 pgs
Fees:17.00 Taxes:0.00
20060223-0021186

QUITCLAIM DEED

TITLE OF DOCUMENT

ADDRESS NEW OWNER AS FOLLOWS:
Bryan and Debra Baldwin
4243 Central Pike
Hermitage, Tennessee 37076

MAIL TAX STATEMENT TO:
Bryan and Debra Baldwin
4243 Central Pike
Hermitage, Tennessee 37076

MAP PARCEL NUMBERS:

Map/Parcel: 8757

FOR AND IN CONSIDERATION of ONE and no/100 Dollar ($1.00), cash in hand paid by the grantee, the receipt and sufficiency of which is hereby acknowledged, **Bryan P. Baldwin, a married man who acquired title as a single man, and joined by his spouse Debra Ann Baldwin** by these presents do hereby quitclaim and convey unto the said **Bryan P. Baldwin and Debra Ann Baldwin, husband and wife as joint tenants with right of survivorship and not as tenants in common,** Grantees herein, their successors and assigns, all their right, title and interest in and to the following certain real estate in Davidson County, Tennessee, described as follows:

SEE EXHIBIT "A" ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF.

The express purpose of this conveyance is to Add Spouse to Title.

Being the same property conveyed to Bryan P. Baldwin, a single man by Deed from Kevin J. Johnson + Donna Johnson of record in Book 10233, Page 962, said Register's Office.

This is unimproved ( ) property known as 4243 Central Pike, Hermitage, Tennessee 37076
Improved ( )

Whenever used, the singular number shall include the plural, the plural the singular and the use of any gender shall be applicable to all genders.

Witness our hand this 16 day of FEBRUARY, 2006, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Bryan P. Baldwin
Bryan P. Baldwin

Debra Ann Baldwin
Debra Ann Baldwin

ACKNOWLEDGMENT

STATE OF TN)

COUNTY OF DAVIDSON) ss

Personally appeared before me, EVERETT PARSONS, a Notary Public in and for said County and State, **Bryan P. Baldwin** and **Debra Ann Baldwin,** the within named bargainor, individual(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Given under my hand and official seal of office at HERMITAGE, TN this 16 day of FEBRUARY, A.D., 2006.

NOTARY STAMP/SEAL

EVERETT PARSONS
NOTARY PUBLIC AT LARGE
SUMNER COUNTY, TENN.

Everett Parsons
NOTARY PUBLIC
Notary Commission Expires: 10-7-07

AFFIDAVIT OF VALUE

STATE OF Florida)

COUNTY OF Hillsborough)

The actual consideration or value whichever is greater, for this transfer is $1.00
Subscribed and sworn to before me this the 21 day of February, 2006

(Affix Seal)

Affiant

Notary Public
My Commission Expires: 8-18-09

ALISON LAMB
Notary Public, State of Florida
My Comm. Expires Aug. 18, 2009
No. DD463229

LEGAL DESCRIPTION:

LAND REFERRED TO IN THIS COMMITMENT IS DESCRIBED AS ALL THAT CERTAIN PROPERTY SITUATED IN IN THE COUNTY OF DAVIDSON, AND STATE OF TN AND BEING DESCRIBED IN A DEED DATED 10/21/1996 AND RECORDED 10/23/1996 IN BOOK 10233 PAGE 962 AMONG THE LAND RECORDS OF THE COUNTY AND STATE SET FORTH ABOVE, AND REFERENCED AS FOLLOWS:

A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED A FOLLOWS, TO-WIT:
LAND IN DAVIDSON COUNTY, TENNESSEE, BEING A TRACT OF LAND SITUATED IN THE FOURTH CIVIL DISTRICT OF SAID COUNTY ON THE NORTH SIDE OF CENTRAL PIKE, HEMITAGE, TENNESSEE, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT THE SOUTHEAST CORNER OF THE PROPERTY OWNED BY ROBERT SIRCY AND WIFE, ALENE, AND RUNNING THENCE IN A NORTHERLY DIRECTION 412 FEET TO THE NORTHEAST CORNER OF THE SAID ROBERT SIRCY PROPERTY; THENCE IN AN EASTERLY DIRECTION 100 FEET TO A POINT, THENCE 412 FEET IN A SOUTHERLY DIRECTION ALONG THE WESTERN BOUNDARY OF THE HARRY NICHOLS PROPERTY; TO THE CENTRAL PIKE, THENCE IN A WESTERLY DIRECTION ALONG THE SAID CENTRAL PIKE TO THE POINT OF BEGINNING, BEING 100 FEET, CONTAINING APPROXIMATELY 1 ACRE, MORE OR LESS.
BEING THE SAME PROPERTY CONVEYED TO KEVIN J. JOHNSON BY DEED FROM DORIS M. HAYES OF RECORD IN BOOK 7582, PAGE 72, REGISTERS OFFICE FOR DAVIDSON COUNT Y, TENNESSEE. DONNA JOHNSON HEREIN JOINS TO CONVEY ANY AND ALL RIGHTS AND INTERESTS SHE MAY HAVE, IF ANY.
THIS IS THE SAME DESCRIPTION AS IN PREVIOUS DEED OF RECORD.
THIS CONVEYANCE SUBJECT TO SUCH EASEMENTS, SETBACK LINES AND RESTRICTIVE COVENANTS OF RECORD IN SAID REGISTERS OFFICE.