THIS INSTRUMENT PREPARED BY:
MARTHA CHILD, ATTORNEY AT LAW
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Davidson County DEEDQC
Recvd: 07/13/06 12:19 2 pgs
Fees:12.00 Taxes:0.00
20060713-0084465

QUITCLAIM DEED

New Owner:	**Send Tax Bills:**	**Map & Parcel Nos.**
Fred C. Baskin, Jr. & wife Beverly Darlene Baskin 2713 Hartford Drive Nashville, TN. 37210	Same	119-10 Par. 54 FB#6DA-34017

For and in consideration of $10.00, the receipt of which is hereby acknowledged, Dorothy Baskin, a widow of Fred C. Baskin, who died on 9-28-92, by these presents do hereby quitclaim all my interest to my son Fred C. Baskin, Jr. and his wife, Beverly Darlene Baskin, all their successors, and assigns, in the hereinafter described real property, said parcel and tract of land in Davidson County, Tennessee, described as follows:

BEING Lot No. 31 on the Plan of Hidden Acres Subdivision, of record in Book 1130, page 89, Register's Office for Davidson County, Tennessee.

BEING the same property conveyed to Fred C. Baskin (now deceased) and wife, Dorothy Kelley Baskin by deed from Robert F. Lance and Associates, Inc. of record in Book 5596, page 783, said Register's Office.

This conveyance is subject to any and all zoning regulations, building restrictions, and setback lines, if any, and easements and rights-of-way for public utilities applicable to this property.

This quitclaim is subject to any and all outstanding indebtedness on the property.

Improved property known as: 2713 Hartford Drive, Nashville, TN. 37210.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value whichever is greater, for this this transfer is -0-.

Dorothy Baskin
Affiant

Subscribed and sworn to before me this the 22nd day of June, 2006.

My Commission Expires: 8-4-06

Notary Public

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

Witness my hand this the 27 day of June, 2006.

Dorothy Baskin

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, Dorothy Baskin, the within name bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this the 27th day of June, 2006.

My Commission Expires:

8-4-06

Notary Public

quitcmc2
ibmpts