Davidson County DEEDQC
Recvd: 02/20/09 13:45 2 pgs
Fees:12.00 Taxes:0.00

20090220-0015080

PREPARED BY AND RETURN TO:
Bryan D. Spicer
Attorney at Law
342 Cool Springs Blvd., Suite 202
Franklin, TN 37067
File 9458

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

I, or We, hereby swear or affirm that the actual Consideration for this transfer or value of the Property transferred, whichever is greater is $0.00. Which amount is equal to, or greater than, the amount, which the property transferred, would command at a fair voluntary sale.

BRYAN D. SPICER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TN
My Commission Expires September 18, 2012

Affiant: _____

Subscribed and sworn before me, this the 18th day of February, 2009.

Notary Public: _____
My Commission Expires:

Address of New Owner:
Joseph J. Bauer, Trustee
912 Calib Court B-100
Franklin, Tennessee 37067

Send Tax Bills To:
Same as New Owner

MAP/PARCEL:
160-12-O-203.00

QUITCLAIM DEED

For and in consideration of One Dollar (1.00), cash in hand paid, the receipt of which is hereby acknowledged, **Donald B. Martin Jr. and wife, Peggy Y. Martin** (hereinafter referred to as "**GRANTORS**") do quitclaim and convey all of all undivided right, title and interest to the hereinafter described property to **Joseph J. Bauer, Trustee of the Bauer 1995 Revocable Trust** (hereinafter referred to as "**GRANTEE**") its successors and assigns, in and to the following described tract of land:

Land in Davidson County, Tennessee, being Lot No. 259 on the revised Plan of Phase 6, Hearthstone of record in Book 6900, page 254 and 255, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Donald B. Martin Jr. and wife, Peggy Y. Martin by Warranty Deed from John K. Warren and wife, Lory J. Pulley Warren, dated July 15, 1999, as of record in Book 11584, page 20, Register's Office of Davidson County, Tennessee

This is improved property commonly known as: 6013 Manor Place, Brentwood, TN 37027

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

IN WITNESS WHEREOF, this document was executed this 18th day of February, 2009.

Donald B. Martin, Jr.

Peggy Y. Martin

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Donald B. Martin, Jr. and Peggy Y. Martin, the bargainors, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee, this 18th day of February, 2009.

Notary Public

My Commission Expires:

