This Instrument was prepared by:

SMITH & HIRSCH, PLC
3250 Dickerson Pike, Suite 121
Nashville, TN 37207

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $0.

Affiant

SWORN to and subscribed before me on this 30th day of September, 2011.

Notary Public

My commission expires: 01/09/2012

BILL GARRETT, Davidson County
Trans:T20110061073 DEEDQC
Recvd: 09/30/11 15:50 2 pgs
Fees:12.00 Taxes:0.00
20110930-0076073

Address New Owner:	*Send Tax Bills To:*	*Map-Parcel Nos.:*
John E. Baldwin, Jr., et al. 923 32nd Avenue, North Nashville, TN 37208	John E. Baldwin, Jr. 101 Koleberg Court Hendersonville, TN 37075	Map 92-5 Parcel 215

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS that for and in consideration of love and affection and no monetary consideration, the receipt of which is hereby acknowledged, I, **RUBY J. BALDWIN**, the Grantor, have bargained and sold and hereby convey, remise, release and forever quitclaim all of my right, title and interest in said tract or parcel of land located in Davidson County, Tennessee, unto JOHN E. BALDWIN, JR., RODERICK B. BALDWIN, BEATRICE S. BATSON, RUBY JENEE' HILL and DR. DEBORA R. BALDWIN, the Grantees, their respective heirs and assigns, in such a manner that Grantees shall acquire by means of this conveyance. Said tract or parcel of land being conveyed hereunder is described as follows:

TRACT 1:
Land in Davidson County, Tennessee, being Lot No. 20 and all but five feet of Lot No. 19 of Block No. 29 on the Plan of Fisk University Place which is of record in Deed Book 421, Pages 4 and 5, R.O.D.C., Tennessee, and being part of the same property conveyed to Maryland Hoover and Fannie Hoover by deed from Realty Savings Bank and Trust Company of record in Book 498, Page 341, Register's Office for Davidson County, Tennessee. Also being the same property conveyed to Bennie Vinson and wife, by Robert W. Hoover and wife, registered in Book No. 2017, Page 118, R.O.D.C., Tennessee to which reference is here made. Lot No. 20 fronts 25 feet on 32nd Avenue, N. and runs back 150 feet to an alley. Part of Lot No. 19 fronts 20 feet on the West side of 32nd Avenue, N. and runs back 150 feet to an alley. The Lot No. 20 fronts on the West side of 32nd Avenue also. This gives a total frontage on the West side of 32nd Avenue N. of 45 feet.

Being the same property conveyed to Ida Beatrice Watson, by Installment Deed from Bennie Vinson and wife, Callie W. Vinson, of record in Book 3432, Page 493, Register's Office for Davidson County, Tennessee. The said Ida Beatrice Watkins a/k/a Beatrice Watkins has since died.

TRACT II:
Land in Davidson County, Tennessee, being the southerly 25 feet of property abandoned by the city, (Clare Avenue), beginning at the west property line of 32nd Avenue, North and extending westward 150 feet to an alley.

This property was abandoned by the Metropolitan Government of the City of Nashville, January 24, 1977, by the Metropolitan Council Bill #76-386.

Being the same property conveyed to Beatrice Watkins by deed from Mary E. DeMoss, of record in Book 5119, page 661, Register's Office for Davidson County, Tennessee. The said Ida Beatrice Watkins a/k/a Beatrice Watkins has since died.

Being the same property mentioned in the Affidavits of Heirship of record in Instrument No. 20110930.0076071 and 20110930.0076072.

This is improved property known as 923 32nd Avenue, North, Nashville, Tennessee.

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

WITNESS my hand this 30th day of September, 2011.

Ruby J. Baldwin
RUBY J. BALDWIN

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned notary public in and for said County and State, the within named RUBY J. BALDWIN the bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, on this 30th day of September, 2011.

Jacqueline Orr Wiggins
Notary Public

JACQUELINE ORR WIGGINS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My commission expires: 01/09/2012