THIS INSTRUMENT PREPARED BY:
HEISKELL, DONELSON, BEARMAN
ADAMS, WILLIAMS & CALDWELL (RDB)
Attorneys at Law
Suite 600, 511 Union Street
Nashville, Tennessee 37219

FROM: Ruth N. Bearden (GRANTOR)

TO: Sharon Verner Ballinger and husband, Gary W. Ballinger (GRANTEE)

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL:
Sharon V. Ballinger and Gary W. Ballinger 641 Harpeth Bend Drive Nashville, TN 37221	America's Mortgage Servicing, Inc. P. O. Box 9410 Gaithersburg, MD 20898-6010	142-15-63

QUITCLAIM DEED

FOR AND IN CONSIDERATION of love and affection and no monetary consideration, I, Ruth N. Bearden, unmarried, GRANTOR, by these presents do hereby quitclaim unto my daughter, Sharon Verner Ballinger, and her husband, Gary W. Ballinger, GRANTEE, their heirs and assigns, my entire interest in and to the following described tract of land in Davidson County, Tennessee:

> Being Lot No. 22 on the Plan of Harpeth Valley Park, Section I, as of record in Plat Book 3600, Pages 93 and 94, Register's Office for Davidson County, Tennessee, to which Plat reference is hereby made for a more complete description.
>
> Being the same property conveyed to Ruth N. Bearden by Warranty Deed from Michael S. Stalcup and wife, Carolyn Stalcup, of record in Book 5438, Page 11, Register's Office for Davidson County, Tennessee.
>
> This conveyance is subject to restrictions of record in Book 3857, Page 858, Register's Office for said County.
>
> This conveyance is subject to a Common Driveway Easement Agreement, as of record in Book 5267, Page 454, Register's Office for said County.
>
> This conveyance is subject to any and all existing easements of record.
>
> The above description is identical to that contained in the prior deed to this property.

This is improved property known as 641 Harpeth Bend Drive, Nashville, Tennessee 37221.

AND GRANTOR does hereby quitclaim unto GRANTEE, their heirs and assigns, all her interest in the property described above to which reference is here made, and said

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

WITNESS my hand, this 22 day of November, 1993.

GRANTOR:

Ruth N. Bearden

Ruth N. Bearden

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Sumner

Personally appeared before me, Glennon D Scott, a Notary Public in and for said State and County duly commissioned and qualified, Ruth N. Bearden, an unmarried person, with whom I am personally acquainted, or who proved to be on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 22nd day of Nov, 1993.

Glennon D Scott
Notary Public

My Commission Expires: My Commission Expires Oct. 01, 1994

STATE OF TENNESSEE)
COUNTY OF Sumner)

The actual consideration or value, whichever is greater for this transfer is $ 1.00.

Sharon V. Ballinger
AFFIANT

Sworn to and subscribed before me, this 22nd day of Nov, 1993.

Glennon D Scott
NOTARY PUBLIC

My Commission Expires: My Commission Expires Oct. 01, 1994

1529 11/22 0101 03CHECK 8.00

IDENTIFICATION REFERENCE 68619

93 NOV 22 PM 4:04
FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TN.

PICK-UP

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