0080650

IDENTIFICATION REFERENCE

This Instrument Prepared By:

~~**Return by U.S. Mail to:**~~

95 JUL 20 AM 11:08

DAVIDSON CO. TN. REGISTER

Bill Ferguson
Lenders Title & Escrow Co., Inc.
P.O. Box 148385
Nashville, Tennessee 37214-8385

MAIL ENV.

QUITCLAIM DEED

BOOK 9735 PG 713

2003 07/30 0101 08C-ECK 8.00

STATE OF TENNESSEE) **ss:**
COUNTY OF DAVIDSON)

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$0.00**.

Affiant

Subscribed and sworn to before me this 19th day of July 1995.

Notary Public

My Commission Expires: 3-2-97

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP/PARCEL:
David & Gwen Ballard **733 Moorman's Arm Rd.** **Nashville, TN. 37218**	**SAME**	**59-14-63.00**

For and in consideration of love and affection and no monetary consideration, and for the sole purpose of creating a tenancy by the entirety, **David Ballard**, hereinafter the "Grantor", has this day bargained,sold, transferred, conveyed and does hereby quitclaim unto **William W. Ferguson, Jr. Trustee,** certain real estate located in *Davidson County, Tennessee*, as follows:

A LOT IN THE 12TH, FORMERLY 21ST CIVIL DISTRICT OF DAVIDSON COUNTY, TENNESSEE, KNOWN AS LOT NO. 11 ON THE MAP OF THE SUBDIVISION OF PART OF THE JOSEPH STOCKER TRACT, NOT OF RECORD, AND DESCRIBED ACCORDING TO A COPY OF A SURVEY THEREOF MADE BY GEO. W. WATKINS, SURVEYOR, MAY 14, 1952, AS FOLLOWS:

BEGINNING AT A POINT ON THE SOUTH MARGIN OF MOORMAN'S ARM ROAD, 1,053 FEET EAST OF AN IRON PIN SET IN THE CENTER OF OLD BUENA VISTA PIKE, NEAR WHERE THE SAME INTERSECTS THE EAST MARGIN OF NEW BUENA VISTA PIKE, SAID IRON PIN BEING AT THE NORTHWEST CORNER OF THE PROPERTY CONVEYED TO RODNEY E. FINNEY, JR., AND WIFE, BY DEED OF RECORD IN BOOK 2013, PAGE 100, REGISTER'S OFFICE FOR SAID COUNTY, SAID BEGINNING POINT BEING THE COMMON CORNER OF LOTS 10 AND 11; THENCE WITH THE LINE BETWEEN SAID LOTS, SOUTH 23 DEG. 30' EAST 436 FEET TO A POINT; THENCE NORTH 66 DEG. 30' EAST 85 FEET TO A POINT IN THE CENTER OF A DITCH; THENCE WITH THE CENTER OF SAID DITCH; NORTH 20 DEG. WEST 325 FEET AND NORTH 17 DEG. WEST 113 FEET TO A POINT IN THE SOUTH MARGIN OF MOORMAN'S ARM ROAD; THENCE WITH THE MARGIN OF THE SAME, SOUTH 66 DEG. 30' WEST 117 FEET TO THE BEGINNING.

BEING THE SAME PROPERTY CONVEYED TO DAVID BALLARD AND WIFE, BRIDGET ELAINE BALLARD, BY DEED FROM JESSE P. WALKER, OF RECORD IN BOOK 5746, PAGE 678, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. THE SAID DAVID BALLARD AND BRIDGET ELAINE BALLARD, HAVING SINCE BEEN DIVORCED, PURSUANT TO FINAL DECREE IN THE PROBATE COURT FOR DAVIDSON COUNTY, TENNESSEE, NO. 90D-3422.

THIS IS IMPROVED PROPERTY KNOWN AS 733 MOORMAN'S ARM ROAD, NASHVILLE, DAVIDSON COUNTY, TENNESSEE.

And now I, the said **William W. Ferguson, Jr., Trustee**, do hereby grant, quitclaim, transfer and convey to David Ballard and wife, Gwen Ballard, as tenants by the entirety, the above described real property.

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 my hand this 19th day of July, 1995.

David Ballard

William W. Ferguson, Jr., Trustee

STATE OF TENNESSEE)
) ss:
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, the within-named David Ballard, 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 Nashville, Tennessee, this 19th day of, July 1995.

Notary Public

My Commission Expires: 3-2-97

STATE OF TENNESSEE)
) ss:
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, the within-named William W. Ferguson, Jr., Trustee, 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 Nashville, Tennessee, this 19th day of, Nashville 1995.

Notary Public

My Commission Expires: 3-2-97