0150418

IDENTIFICATION

This Instrument Prepared By:
James David Leckrone
A Professional Corporation
Suite 1050, American Center
3100 West End Avenue
Nashville, TN 37203

96 FEB 14 PM 1:14

REGISTER
DAVIDSON COUNTY, TN.

BOOK 9948 PG 89

QUITCLAIM DEED

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP/PARCEL NO.
The Ballenger Family Limited Partnership 102 Hazelpath #4 Hendersonville, TN 37075	H. Allen Ballenger P.O. Box 23286 Nashville, TN 37202	82-10-18

Mail

FOR AND IN CONSIDERATION of One Dollar ($1.00), the receipt of which is hereby acknowledged, **H. ALLEN BALLENGER, JR.**, and wife, **PEGGY W. BALLENGER**, Grantors, by these presents, do hereby quitclaim and convey unto **THE BALLENGER FAMILY LIMITED PARTNERSHIP**, its successors and assigns, all of its rights, title, and interest in and to the following tract of land in Davidson County, State of Tennessee, described as follows, to wit:

Being the southerly part of Lot No. 6 on the plan of the John Shelby Estate, as of record in Plan Book 1, page 10, Chancery Court at Nashville, described according to a survey made by S. R. Sanford, Jr., Civil Engineer, February 14, 1944, as follows:

Said part of Lot No. 6 begins at a railroad spike on the easterly margin of Cowan Street at a point of 218.3 feet south of the center line of Pond Street (now Foster Avenue), said point being in the center of a sur track; thence with the easterly margin of Cowan Street, southwardly 33.1 feet to the northerly line of Lot No. 5; thence with said line eastwardly 192 feet to the westerly margin of an alley; thence with said alley northwardly 349.3 feet to the center of said spur track; thence with the center of said spur track westwardly 193.3 feet to the beginning.

Together with all right, title and interest in the westerly 6 feet of a former 12 foot alley, running along the easterly line of said property, closed by Ordinance No. 61-173.

Being part of the same property conveyed to Robert L. Hill and H. Allen Ballenger, by installment deed from Jay G. Stephenson, of record in Book 5370, Page 234, Register's Office for Davidson County, Tennessee.

The legal description and state of the title have been furnished to the draftsperson from the record. The draftsperson assumes no liability as to the accuracy thereof. The legal description stated above has been taken from the prior deeds conveying the interest in said property to Grantors. This transfer is by Quitclaim and the Grantors make no warranties about the title.

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

WITNESS MY HAND this 29 day of December, 1995.

H. Allen Ballenger

H. ALLEN BALLENGER, JR., Grantor

Peggy W. Ballenger

PEGGY W. BALLENGER, Grantor

3321 02/14 01:01 01CASH 8.00

STATE OF TENNESSEE)
COUNTY OF Sumner)

Personally appeared before me Pearlie B. Guthrie a Notary Public of this County, **H. ALLEN BALLENGER, JR,** the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS MY HAND, at office, this 29th day of December, 1995.

Pearlie B. Guthrie
Notary Public

My Commission Expires:

5/9/98

STATE OF TENNESSEE)
COUNTY OF Sumner)

Personally appeared before me Pearlie B. Guthrie a Notary Public of this County, **PEGGY W. BALLENGER,** the within named bargainor, with whom I am personally acquainted (or proved to me 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 29th day of December, 1995.

Pearlie B. Guthrie
Notary Public

My Commission Expires:

5/9/98

The actual consideration is $-0-. This transaction is exempt from recordation tax pursuant to Section 67-4-409(a)(4) of the Tennessee Code Annotated.

H. Allen Ballenger
H. Allen Ballenger, Jr., Affiant

Sworn and subscribed to before me

this, 29th day of December, 1995.

Pearlie B. Guthrie
Notary Public

My commission expires:

5/9/98