# QUITCLAIM DEED

FROM: MARC W. BALL

TO: JANET G. BALL

This instrument Was Prepared by:
James G. Martin, III
Farris, Warfield & Kanaday, PLC
Eighteenth Floor
SunTrust Center
Nashville, Tennessee 37219

| **Address of New Owner(s):** | **Send Tax Bills To:** | **Map-Parcel Numbers:** |
|---|---|---|
| Janet G. Ball<br>1391 Tyne Boulevard<br>Nashville, TN 37215 | Same | Map 145-3<br>Parcel 76 |

## AFFIDAVIT

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

The undersigned, after being first duly sworn according to law, does make oath and affirm that this Quitclaim Deed was executed and delivered in accordance with the terms of a Divorce Decree and Marital Dissolution Agreement in that certain case styled **Janet Gay Ball v. Marc Wayne Ball, Civil Action No. 98D-1854, Fourth Circuit Court of Davidson County, Tennessee** and that there was no other consideration given for the transfer.

Affiant

Sworn to and subscribed before me, this the 13th day of April, 1999.

Notary Public

My Commission Expires: January 26, 2002

FOR AND IN CONSIDERATION OF the sum of zero ($0.00), and in accordance with the terms and conditions of the Divorce Decree and Marital Dissolution Agreement in that certain case styled **Janet Gay Ball v. Marc Wayne Ball, Civil Action No. 98D-1854, Fourth Circuit Court of Davidson County, Tennessee,** Marc W. Ball does hereby quitclaim unto the said Janet G. Ball, her heirs, successors, and assigns, all of her right, title and interest in and to that certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in the 7th, formerly 11th, Civil District of Davidson County, Tennessee, being Lot No. 2, described according to the amended subdivision of the C.C. Baker Property, of record in Book 4300, page 124, Register's Office for Davidson County, Tennessee, as follows:

Beginning at a point in the center line of Tyne Boulevard, the southwest corner of the former Dr. Anderson tract, the northwest corner of this tract; thence with the center line of Tyne Boulevard as follows: South 18 degrees 6 minutes West 254.37 feet to a point; thence South 90 degrees East 25 feet to a point on the east side of Tyne Boulevard; thence South 33 degrees 54 minutes East 77.45 feet to a point; thence South 67 degrees 54 minutes East 260 feet to a point; thence North 0 degrees 14 minutes East 407.42 feet more or less to the south line of the Harpeth Acres, Section 6 subdivision, being the former Dr. Anderson's line; thence with said line North 86 degrees 18 minutes West 176.25 feet more or less to a point; thence South 18 degrees 6 minutes West 6.87 feet to a point; thence North 71 degrees 54 minutes West 15 feet to a point on the east side of Tyne Boulevard; thence North 90 degrees West 25 feet to a point on the east side of Tyne Boulevard; thence North 90 degrees West 25 feet to the center line of Tyne Boulevard, that being the point of beginning, containing 2.15 acres, more or less.

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

The above description is the same as in the previous Deed of record.

Being the same property conveyed to Marc W. Ball and wife, Janet G. Ball, from Jeffrey A. Calk, Trustee, by Deed of record in Book 10988, Page 793, Register's Office for Davidson County, Tennessee.

This is improved property known as 1391 Tyne Boulevard, Nashville, Tennessee, 37205.

Witness my hand this 13th day of April, 1999.

Marc W. Ball

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Personally appeared before me, CHARLES W FORSHING, a Notary Public of said County and State, Marc W. Ball, 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 and official seal at Nashville, Tennessee, this 13TH day of April, 1999.

Notary Public

My Commission Expires: January 26, 2002

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BILL BURNETT REGISTER
DAVIDSON COUNTY, TN.
MAIL ENV.
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