Thi ent prepared by:
Le ohnston Ellis IV, esq.
306 Gay St. Suite 200
Nashville, TN. 37201
file#99080059

BOOK 11684 PAGE 607 BOX 28-B

QUITCLAIM DEED

Address New Owner as Follows:	Send Tax Bills to:	Map / Parcel No.
Melvin Francis Faust, III	New Owner	133-12 / 86.00
448 Benita Drive Nashville, Tennessee 37211		

****

FOR TEN DOLLARS, ($10.00) cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged,

I, **MELISSA CAROL BALLARD,** (Grantor herein) un-married, by these presents do hereby QUITCLAIM and convey unto:

MELVIN FRANCIS FAUST, III, (Grantee herein), their heirs and assigns forever, all of my right, title, and interest, in and to the following described tract of land located in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 40 on the Plan of Windsor Park Subdivision, of record in Book 3600, page 64, Register's Office for said County, to which plan reference is made for a more particular description.

Being the same property conveyed to Sandra G. Faust by deed from Maurice Karr, Trustee of record in Book 4352, page 345, Register's Office for Davidson County, Tennessee. Subsequently, Sandra G. Faust having died intestate and said property having vested in Melvin Francis Faust, III and Melissa Carol Ballard as her only living heirs-at-law as attested to in affidavit of heirship of record in Book 10207, page 197, said Register's Office.

This legal description is the same as the previous Deed of record.

The actual consideration for this transfer is $ -0-

Melvin Francis Faust III
Affiant

STATE OF TENNESSEE)
COUNTY OF Davidson)

Sworn to and subscribed before me this 25 day of September, 1999.

NOTARY PUBLIC

My Commission Expires: May 28 2000

NOTARY PUBLIC LEO JOHNSTON ELLIS IV DAVIDSON COUNTY, TENNESSEE AT LARGE

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

1999 Property Taxes which are assumed by the Grantee

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.

This is improved property known as: 448 Benita Drive, Nashville, TN. 37211.

WITNESS my hand this the 25 day of Sept, 1999.

Melissa Carol Ballard
Mélissa Carol Ballard

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

4770 10/01 0101 03CHECK 10.00

99 OCT -1 PM 2:21

BILL GARNETT REGISTER
DAVIDSON COUNTY, TN.

RECEIVED & REFERENCE

20061782

9908-59

The herein described property has never been the principal residence of Melissa Carol Ballard

STATE OF TENNESSEE }
COUNTY OF Davidson }

Personally appeared before me, _____ the undersigned, a Notary Public in and for said County and State, the within named, Melissa Carol Ballard and _____, the Bargainer(s) with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged __he__ executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 25 day of Sept., 1999.

NOTARY PUBLIC

My Commission Expires: May 28, 2000

****

QUITCLAIM

DEED

From: Melissa Carol Ballard

To: Melvin Francis Faust, III

Property:
448 Benita Drive
Nashville, TN.

This Instrument was Prepared by:

Leroy Johnston Ellis IV
Attorney at Law
306 Gay Street, Suite 200
Nashville, Tennessee 37201
(615) 256-5003