FILE BOX 45

FROM
James Ballington, unmarried

TO
Richard A. Northcutt, Trustee

AND

FROM
Richard A. Northcutt, Trustee

TO
James Ballington, unmarried and Daphne Joy Sewell, unmarried as joint tenants with right of survivorship

# QUITCLAIM DEED

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| James Ballington | Wells Fargo Home Mortgage, Inc. | Map 86 |
| (NAME) | (NAME) | |
| 4233 Saddlebrooke Place | 4456 Corporation Lane | Group 3 |
| (STREET ADDRESS OR ROUTE NUMBER) | (STREET ADDRESS) | |
| Hermitage, TN 37076 | Virginia Beach, VA 23462 | Parcel 21 |
| (CITY) (STATE) (P. O. ZIP) | (CITY) (STATE) (P. O. ZIP) | |

THIS INSTRUMENT WAS PREPARED BY

**METROPOLITAN ESCROW INC.**
**217 PINEWAY DRIVE**
**NASHVILLE, TN 37217**

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

___ THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS

$ - 0 - James Ballington
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8th DAY OF June 19 2001.

Notary Public

MY COMMISSION EXPIRES: 3/29/2003

(AFFIX SEAL)

ZANA C. PEAY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

FOR AND IN CONSIDERATION of love and affection (and no monetary consideration) and for the express purpose of making a re-conveyance to create a joint tenancy with right of survivorship

We, I, James Ballington

by these presents do hereby quitclaim and convey all my right, title and interest unto Richard A. Northcutt, Trustee, his successors and assigns, the following described tract or parcel of land, to wit:

Land in Davidson County, Tennessee, being Lot 11, on the plan of Saddlebrooke, as shown on plat of record in Plat Book 6250, Page 940, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to James Ballington, unmarried be deed recorded in Instrument 20010604-0057699, Register's Office for Davidson County, Tennessee.

Davidson County DEEDQC
Recvd: 06/13/01 13:59 2pgs
Fees:10.00 Taxes:0.00
20010613-0062336

unimproved ( ) This is improved ( X) property, known as 4233 Saddlebrooke Place, Hermitage, TN 37076
(House Number) (Street) P.O. Address: (City or Town) (Postal Zone)

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

And now, I, the said Richard A. Northcutt, Trustee, for the express purpose of carrying out the intent of this conveyance, as above set out, do hereby quitclaim and convey all my right, title and interest unto James Ballington, unmarried and Daphne Joy Sewell, unmarried as joint tenants with right of survivorship heirs and assigns, the same property hereinabove described and set forth, to which reference is here made, and said property is conveyed subject to the same limitations, restrictions and encumbrances as may affect the premises, as above set forth.

IN WITNESS WHEREOF we have hereunto set our hands on this the 8th day of June, 19 2001.

James Ballington

Richard A. Northcutt Trustee.

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, James Ballington, the Bargainors, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 8th day of June, 19 2001

ZANA C. PETTY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN

Notary Public.

My commission expires: 3/29/2003

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, Richard A. Northcutt, Trustee, the bargainor, with whom I am personally acquainted, and who acknowledged that he, as Trustee, executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 8th day of June, 19 2001.

ANITA LESTER NOTARY PUBLIC WILLIAMSON COUNTY, TENN.

Notary Public.

My commission expires: 1/31/04