Davidson County DEEDQC
Recvd: 10/31/02 15:18 2pgs
Fees:12.00 Taxes:0.00

20021031-0133676

RECORD AND RETURN TO;
NATIONS TITLE OF TENNESSEE
5214 MARYLAND WAY., STE. 208
BRENTWOOD, TN 37027

QUIT CLAIM DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8 DAY OF AUGUST, 2002

Notary Public

MY COMMISSION EXPIRES: 5/30/2004

THIS INSTRUMENT WAS PREPARED BY
NATIONS TITLE OF TENNESSEE, 5214 MARYLAND WAY, STE. 208, BRENTWOOD, TN 37027

ADDRESS OF NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
MARK STEPHEN BALLARD	MLA, INC.C/O MIAMI VALLEY BANK	98-5
5227 DOVE TRAIL	24275 NORTHWESTERN HWY. STE.201	170
HERMITAGE, TN 37076	SOUTHFIELD, MI 48075	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

TAMMY LANETTE BALLARD

HEREINAFTER CALLED THE GRANTORS, HAVE QUITCLAIMED AND SOLD, AND BY THESE PRESENTS DO QUITCLAIM UNTO

MARK STEPHEN BALLARD

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, ALL OF HIS RIGHT, TITLE AND INTEREST IN A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

LAND in Davidson County, Tennessee, being Lot No. 18B on the Plan of Zone Lot Division Lots 16 and 18 Hunter's Pont Subdivision, of record in Book 5200, Page 736, as amended by the Plan of record in Book 6200, Page 185, Register's Office for said County.

BEING the same property conveyed to Mark Stephen Ballard and wife, Tammy Lanette Ballard by deed from Stanley Boyd Ballard and wife, Betty Ann Ballard, of record in Book 8452, Page 608, Register's Office for Davidson County, Tennessee.

Grantee herein assumes and agrees to pay the unpaid balance owing on a certain note executed by Jack R. Horner and wife, Sherry Horner to Capitol Mortgage Corporation in the original principal amount of $45,153.00 of record in Book 6757, Page 593, Register's Office for Davidson County, Tennessee. Assigned to MLA, Inc. by instrument not of record.

THIS INSTRUMENT IS PREPARED SOLELY FROM INFORMATION PROVIDED BY THE PARTIES.

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

Unimproved ( )
This is improved (X) property known as **5227 DOVE TRAIL, HERMITAGE, TN 37076**

Witness our hand this day of AUGUST 2002

Tammy Lanette Ballard

TAMMY LANETTE BALLARD

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Tammy Lanette Ballard the bargainor 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 8 day of August, 2002

Commission Expires: 5/30/2004

Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____, a Notary Public within and for the State and County aforesaid personally appeared _____ and _____ with whom I am personally acquainted and who upon _____oath(s) acknowledged _____ to be the _____ and _____respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____, 20_____.

My commission expires:_____

Notary Public

STATE OF TENNESSEE
COUNTY OF

On this the _____ day of _____, 20_____, before me personally appeared _____ to me known to be the person who executed the foregoing instrument in behalf of _____ as _____ Attorney in Fact, and acknowledged the_____ executed the same as the free act and deed of the said _____.

Witness my hand and official seal at _____, Tennessee, this the _____ day of _____, 20_____.

My commission expires:_____

Notary Public

