The preparer of this deed makes no representation as to the status of the title of property described or as to the accuracy of its description herein conveyed as it was prepared without benefit of title search or survey but strictly by documents provided by the parties involved.

This instrument prepared by:
Ralph Z. Levy, Jr.
315 Deaderick Street
AmSouth Center, Suite 2125
Nashville, Tennessee 37238

Davidson County DEEDQC
Recvd: 02/28/03 13:25 3pgs
Fees:17.00 Taxes:0.00
20030228-0026901

QUITCLAIM DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	**SEND TAX BILLS TO:**	**MAP-PARCEL NUMBER:**
THE ROBERT DORMAN BALCH, JR. REVOCABLE TRUST U/A DTD 2/19/03 **c/o Mary O. Boyd, Trustee** **5039 Hillsboro Pike, #152** **Nashville, Tennessee 37215-6723**	**SAME**	**MAP 081-12-0** **PARCELS 290.00 & 291.00**

FOR AND IN CONSIDERATION of the sum of One Dollar ($1.00) and other good and valuable consideration, the receipt and legal sufficiency of which is hereby acknowledged, **Robert Dorman Balch, Jr. a/k/a Robert D. Balch, Jr.** ("Grantor"), by these presents does hereby remise, release and forever quitclaim unto Mary O. Boyd, ("Grantee"), as trustee of the Robert Dorman Balch, Jr. Revocable Trust, established by Robert Dorman Balch, Jr., under Agreement dated February 19, 2003, with full power to convey and encumber without the consent or joinder of the Grantor or any beneficiary of such trust, all of Grantor's estate, right, title, and interest in and to those certain tracts or parcels of real estate located in Davidson County, State of Tennessee, and further described on Exhibit A hereto, which is incorporated herein by this reference, together with all the estate, right, title and interest of the Grantor in and to all of the hereditaments and appurtenances thereto appertaining.

The Grantor's wife, Bessie C. Balch, joins in this deed for purposes of conveying all of her right, title and interest in and to the property subject to this conveyance.

This is improved property known as 1517 10th Avenue North and 1519 10th Avenue North, Nashville, Tennessee 37208-2114.

Said property is conveyed subject to such limitations, restrictions, and encumbrances as may affect the premises, including those as shown on the recorded plan as to such property.

WITNESS my hand, this 26th day of February, 2003.

Robert Dorman Balch, Jr.
Robert Dorman Balch, Jr.

Bessie C Balch
Bessie C. Balch

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 bargainors, Robert Dorman Balch, Jr. and Bessie C. Balch, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the within instrument for the purpose therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 26 day of February, 2003.

Margaret L. Saylor
NOTARY PUBLIC

MARGARET L. SAYLOR NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires: 1/28/06

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code. Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer is $0.00.

Mary O. Balch
Affiant

STATE OF TENNESSEE]
COUNTY OF DAVIDSON]

Sworn to and subscribed before me
this 26 day of February, 2003.

Margaret L. Saylor
Notary Public

MARGARET L. SAYLOR NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires:

1/28/06

EXHIBIT A

PARCEL 1

Land in the 2nd Ward of the City of Nashville and being Lot No. 260 in McGavock's 1st Addition.

Said Lot fronts 50 feet on the westerly side of 10th Avenue North and extends back between parallel lines 150 feet to an alley in the rear.

Being the same property conveyed to Robert Dorman Balch, Jr. and Eugene Jerome Balch, as tenants in common with survivorship, by deed of record in Book 6736, page 972, Register's Office for Davidson County, Tennessee. Eugene Jerome Balch having since died, title vests in Robert Dorman Balch, Jr.

PARCEL 2

Land in Davidson County, Tennessee, being Lot No. 261 on the Plan of McGavock, Westmore and others First Addition, called the town of McGavock, as of record in Book 21, page 23, Register's Office for Davidson County, Tennessee.

Said Lot No. 261 fronts 50 feet on the westerly side of 10th Avenue North, formerly Polk Street and runs back between parallel lines 150 feet to an alley.

Being the same property conveyed to Eugene J. Balch by deed from Herbert Nesbitt of record in Book 6531, page 594, Register's Office for Davidson County, Tennessee. Eugene J. Balch having since died, title vests in Robert Dorman Balch, Jr. by Last Will and Testament of Eugene Jerome Balch.