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 13:27 3pgs
Fees:17.00 Taxes:0.00

20030228-0026905

QUITCLAIM DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:

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

SEND TAX BILLS TO:

SAME

MAP-PARCEL NUMBER:

MAP 117-16-0
PARCELS 043.00 & 042.00

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 1224 Grandview Avenue and 1226 Grandview Avenue, Nashville, Tennessee 37215-3026.

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 24th 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: 11/8/06

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. Boyd
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:

11/8/06

EXHIBIT A

PARCEL 1

Land in Davidson County, Tennessee, being Lot No. 12, of Block "M" on the plan of Maplehurst of record in Book 843, pages 22 and 23, Register's Office for said County.

Said Lot No. 12 fronts 50 feet on the northerly side of Grandview Drive and runs back between parallel lines 150 feet to a dead line.

Being the same property conveyed to Mary Windrow Balch by deed from Louise Windrow Waters and Mary Windrow Balch, Executrixes of the Estate of Mae Windrow Epsey, filed in the Davidson County Probate Court July 2, 1996 (Probate #96P1074) and Louise Windrow Waters GS Trust, of record in Book 10293, page 549, Register's Office for Davidson County, Tennessee. Mary Windrow Balch having since died, title vested in Eugene J. Balch by Last Will and Testament of Mary W. Balch of record in Instrument No. 20010504-0046420, Register's Office for said County. Eugene J. Balch having since died title vests in Robert Dorman Balch, Jr. by Last Will and Testament of Eugene Jerome Balch.

PARCEL 2

Land in Davidson County, Tennessee, being Lot No. 13, of Block "M" on the plan of Maplehurst of record in Book 843, pages 22 and 23, Register's Office for said County.

Said Lot No. 13 fronts 50 feet on the northerly side of Grandview Drive and runs back between parallel lines 150 feet to a dead line.

Being the same property conveyed to Mary Windrow Balch by deed from Louise Windrow Waters and Mary Windrow Balch, Executrixes of the Estate of Mae Windrow Epsey, filed in the Davidson County Probate Court July 2, 1996 (Probate #96P1074) and Louise Windrow Waters GS Trust, of record in Book 10293, page 539, Register's Office for Davidson County, Tennessee. Mary Windrow Balch having since died, title vested in Eugene J. Balch by Last Will and Testament of Mary W. Balch of record in Instrument No. 20010504-0046420, Register's Office for said County. Eugene J. Balch having since died title vests in Robert Dorman Balch, Jr. by Last Will and Testament of Eugene Jerome Balch.