PREPARED BY
WILLIAM BALLARD
2108 STRATFORD AVE
NASH, TN, 37216

QUITCLAIM DEED

Davidson County DEEDQC
Recvd: 01/21/04 13:17 2pgs
Fees:12.00 Taxes:0.00
20040121-0008065

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
2108 STRATFORD AVE	2108 STRATFORD AVE	
(NAME) William BART BALLARD	(NAME) William BART BALLARD	071-12-0
(STREET ADDRESS OR ROUTE NUMBER) NASHVILLE TN 37216	(STREET ADDRESS) NASHVILLE TN 37216	097.00
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of One dollar ($1.00), cash in hand paid, the receipt of which is hereby acknowledged, Sharon Sue Ballard (Adams), Peggy Rene Ballard, by these presents do hereby quitclaim and convey unto William BART BALLARD, successors and assigns, all DEED right, title and interest in and to the following described tract of land:

LAND IN THE ELEVENTH CIVIL DISTRICT OF DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 69 ON THE MAP OF DALEWOOD, SECTION I, AS OF RECORD IN BOOK 1424 PAGE 108 REGISTER'S OFFICE FOR SAID COUNTY.

SAID LOT NO 69 FRONTS 882 FEET ON THE WESTERLY SIDE OF STRATFORD AVE. AND RUNS BACK BETWEEN PARALLEL LINES 140 FEET TO A DEAD LINE.

THIS CONVEYANCE IS SUBJECT TO ANY AND ALL RESTRICTIONS, EASEMENTS, SETBACK LINES, CONDITIONS, PLAT OF RECORD, AND ENCUMBRANCES OF RECORD IN THE REGISTER'S OFFICE FOR THE AFORESAID COUNTY.

SAID PROPERTY HAVING A PHYSICAL ADDRESS OF 2108 STRATFORD AVENUE, NASHVILLE TN 37216 (071-12-0/097.00

BEING THE SAME PROPERTY CONVEYED TO WILLIAM CLYDE BALLARD AND WIFE, PEGGY SUE BALLARD BY DEED DATED 10/15/88 OF RECORD IN BOOK 2807, PAGE 157 REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. WILLIAM CLYDE BALLARD DIED ON/ABOUT 3/3/02 LEAVING PEGGY SUE BALLARD AS SURVIVING TENANT BY THE ENTIRETY WITH WAS QUITCLAIM OVER TO WILLIAM BART BALLARD, SHARON SUE BALLARD (ADAMS) AND PEGGY RENE BALLARD ON NOVEMBER 15TH - 2002.

DEED # OF LAST DEED 20021119-0143200

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 0

Subscribed and sworn to before me, this the 20th day of January, 2004

Affiant: William Bart Ballard

My commission expires: 5-29-05
(Affix Seal)

Notary Public: LORI A. FRED NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Witness my hand this 20th day of JANUARY, 2004, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Sharon Sue Ballard Adams

Peggy Rene Ballard

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, LORI ALDRED, a Notary Public in and for said County and State, TENNESSEE, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the ____ of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 20th day of JANUARY, 2004.

Notary Public

My Commission Expires: 5-29-05

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, LORI ALDRED, a Notary Public in and for said County and State, SHARON SUE BALLARD (ADAMS) & PEGGY RENE BALLARD,

the within named bargainor ___, 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 DAVIDSON Co., this 20th of JANUARY, ~~19~~ 2004.

Notary Public

My Commission Expires: 5-29-05

LORI ALDRED NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, LORI ALDRED, a Notary Public of the State and County aforesaid, personally appeared ____, with whom I am personally acquainted, and who, upon oath, acknowledged ____self to be ____ of the ____ the within named bargainor, a corporation, and that ____he as such ____, being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by ____self as ____.

Witness my hand and seal, at office in ____, this 20th day of JANUARY, 19 2004.

Notary Public

My Commission Expires: 5-29-05

QUIT CLAIM DEED

AND

Compliments of
Chicago Title Insurance Company
First Floor — First American Center
Phone 255-4631
NASHVILLE, TENNESSEE 37238

Chicago Title Insurance Company
2000 Richard Jones Road
Nashville, Tenn. 37215
Phone 298-2627