PICK-UP

Davidson County DEEDQC
Recvd: 02/13/04 11:06 3pgs
Fees:18.00 Taxes:185.00
20040213-0017364

This Instrument Prepared By:
David G. Rogers, Attorney at Law
7003 Chadwick Drive, Suite 151
Brentwood TN 37207

IN THE UNITED STATES BANKRUPTCY COURT
FOR THE MIDDLE DISTRICT OF TENNESSEE
NASHVILLE DIVISION

IN RE:	)	
STROUD, JESSE ROBERT	)	CASE NO. 301-13341
JUDY ERVIN STROUD	)	CHAPTER 7
	)	JUDGE MARIAN F. HARRISON
Debtor(s)	)	

TRUSTEE'S QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the Grantee named herein, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, I, DAVID G. ROGERS, TRUSTEE, AS TRUSTEE FOR JESSE ROBERT STROUD AND WIFE, JUDY ERVIN STROUD, UNDER CASE NO. 301-13341 IN THE UNITED STATES BANKRUPTCY COURT FOR THE MIDDLE DISTRICT OF TENNESSEE, and not otherwise ("Grantor"), hereby convey, remise, release and forever quitclaim unto CHARLES AND PATRICIA BALLENTINE ("Grantee"), her successors and assigns, all of my right, title and interest in the following described property located at 12503 Old Hickory Blvd, Nashville, Davidson County, State of Tennessee (the "Property"). See Exhibit A.

This instrument and the interest hereby released and quitclaimed are subject to such limitations, restrictions and encumbrances as may affect the Property. Grantor conveys Grantor's interest in the Property pursuant to Trustee's Motion to Sell Property Fee and Clear of Liens Combined with Notice Thereof and Order Authorizing Trustee's Sale of Property Free and Clear of Liens, sent to all creditors and parties in interest on December 11, 2003, and no timely objections thereto having been filed.

This conveyance is further subject to taxes for the year 2003, which have been prorated and

assumed by the Grantee. Grantee further assumes responsibility for any and all rollback taxes, if any, assessed against the subject property.

Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this 3rd day of February, 2004.

David G. Rogers, Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named David G. Rogers, Trustee, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the foregoing instrument for the purposes therein contained. Witness my hand and official seal this 3rd day of February, 2004.

Notary Public

My Commission Expires: 7-21-07

H. M. BERNSTEIN
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires JULY 21, 2007

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value of consideration, whichever is greater, for this transfer is $50,000.00.

AFFIANT

Subscribed and sworn to before me this 3rd day of February, 2004.

NOTARY PUBLIC

My Commission Expires: 7-21-07

H. M. BERNSTEIN
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires JULY 21, 2007

Exhibit A
Property Description

Part of Lot No. 28 and all lots Nos. 39 and 40 on an unrecorded plan of Cimarron subdivision of the Isaac Whitworth Property, in the 2nd, formerly the 3rd Civil District of Davidson County, Tennessee, described as follows:

Beginning at a point in the easterly margin of the Hobson Pike 176 feet south of the center line of the Murfreesboro Pike; thence with the easterly margin of said Hobson Pike S. 11 ½ degrees W. 379 feet to the southwesterly corner of Lot no. 40; thence S. 78 1/4 degrees E. 273.4 feet to point in the line between lots nos. 28 and 42: then N. 11 ½ degrees E. 387.5 feet more or less, to the center of Murfreesboro Pike; thence in a northwesterly direction, with the center of said Pike 59.2 feet to the line between lots nos. 27 and 28; thence S. 11 1/4 degrees W. 176 feet to the corner of Lots No. 27 and 39; thence with the line between lots nos. 25, 26, 27, and Lot No. 39, 260 feet more or less to the beginning.

Being the same property conveyed to Frank Stroud and Mrs. Ada Alice Stroud by deed as of record in Book 2901, Page 105, Register's Office for Davidson County, Tennessee, and then to Frank Stroud and wife, Mary Elizabeth Stroud, from Rick Johnson, Trustee, by reconveyance Quitclaim Deed as of record in Book 6694, Page 982, Register's Office for Davidson County, Tennessee.

New owners & Send tax bills to:

Charles and Patricia Ballentine
127 Clark Dr.
Mt. Juliet, TN 37122

Map 175
Parcel 93 & 94