Davidson County DEEDQC
Recvd: 03/15/04 15:54 2pgs
Fees:12.00 Taxes:0.00
20040315-0029535

This instrument prepared by:
J. Randall Hooper
109 Westpark Drive, Suite 310
Brentwood, TN 37027

Record and return to:
Same as preparer

Address of New Owner:
Marcus A. Ballard, Sr.,
and Judy G. Ballard, Trustees
234 Riverside Drive
Nashville, TN 37206

Send Tax Bills to:
Same as owner

Map/Parcel:
72-6-257
15DA-12125

QUITCLAIM DEED TO TRUSTEE

For good and valuable consideration, receipt of which is hereby acknowledged, Judy G. Ballard, a married woman, hereinafter called Grantor, has bargained and sold, and by these presents does quitclaim, transfer and convey unto Marcus A. Ballard, Sr. and Judy G. Ballard, as Trustees of the Ballard Trust, hereinafter called Grantees, their successors and assigns, all of Grantor's right, title and interest in a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

> LAND in Davidson County, Tennessee, being a triangular strip out of the northeast corner of Lot No. 15 and all of Lot No. 16 except a triangular strip out of the southwest corner of the Plan of Bransford Realty Company's Subdivision of Maxey Avenue and Gallatin Road property, as of record in Book 332, page 44, Register's Office for said County described together as follows:
>
> BEGINNING on the southerly margin of Maxey Avenue or Lane at the corner of Lot Nos. 16 and 17; thence with the line between said two lots, southwardly 200 feet to the northerly margin of an alley; thence with said alley, westwardly 44 feet to a point 6 feet east of the easterly line of Lot No. 15; thence northwardly 200 feet, more or less, to the southerly margin of Maxey Avenue or Lane, at a point 6 feet west of the corner of Lot Nos. 15 and 16; thence with said Avenue or Lane, eastwardly 56 feet to the beginning.
>
> Being the same property conveyed to Judy G. Ballard, a married woman, by deed from David M. Shearon and wife, Linn Shearon, of record in Book 9648, Page 221, Register's Office, Davidson County, Tennessee.
>
> This conveyance is made subject to taxes for the current year and subsequent years and all liens and encumbrances of record.

This is improved property, known as 1110 McGavock Pike, Nashville, Tennessee 37216.

Grantees, as Trustees, shall have the power and authority to protect, conserve, sell, lease, encumber or otherwise manage and dispose of the real property described above.

Marcus A. Ballard, Sr., spouse of Grantor, hereby joins in the execution of this deed for the purpose of waiving and conveying any marital and inheritance rights he may have in the property conveyed.

State of Tennessee
County of Williamson

The actual consideration or value, whichever is greater, for this transfer is $0.00. The purpose of this transaction is to transfer the subject property to a revocable living trust.

Marcus A Ballard Sr.
Affiant

Subscribed and sworn to before me this 9th day of March, 2004.

My Commission Expires: November 27 2004

Donna H. Seigenthaler
Notary Public

DONNA H. SEIGENTHALER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. My Commission Expires NOV. 27, 2004

Deed prepared based on information and documents provided by the parties. No title examination has been performed by the attorney preparing this document.

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 9 day of March, 2004.

Marcus A Ballard Sr.
Marcus A. Ballard, Sr., Grantor

Judy G. Ballard
Judy G. Ballard, Grantor

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned Notary Public, the within named Grantors, Marcus A. Ballard, Sr. and wife, Judy G. Ballard, with whom I am personally acquainted and who upon oath acknowledged that they executed the within and foregoing instrument for the purposes therein contained.

Witness my hand and official seal this the 9 day of March, 2004.

Donna H. Seigenthaler
Notary Public

My Commission Expires: November 27 2004

DONNA H. SEIGENTHALER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. My Commission Expires NOV. 27, 2004