Davidson County DEEDQC
Recvd: 03/15/04 15:54 2pgs
Fees:12.00 Taxes:0.00
20040315-0029536

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:
72-4-303
15OZ 21330

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 the southerly one-half of Lot No. 7, Block D, on the plan of Country Club Estates, of record in Book 843, page 95, Register's Office for said County.

SAID Part of Lot No. 7 fronts 50.0 feet on the southwesterly margin of McAlpine Drive and extends back between parallel lines 175 feet to a dead line.

Being the same property conveyed to Judy G. Ballard, a married woman, by deed from Carl F. Cotten, Sr. and wife, Shirley J. Cotten, of record in Book 9648, Page 209, 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 1444 McAlpine Avenue, Nashville, Tennessee 37216.

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

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

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.

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., Grantor

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 9th 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