Davidson County DEEDQC
Recvd: 03/15/04 15:54 2pgs
Fees:12.00 Taxes:0.00
20040315-0029538

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:
94-2-221
23W 01995

QUITCLAIM DEED TO TRUSTEE

For good and valuable consideration, receipt of which is hereby acknowledged, Marcus A. Ballard, 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 Lot No. 26 on the Plan of United Electric Railway Co. Subdivision, of record in Book 161, page 8, Register's Office for said County.
>
> SAID Lot No. 26 fronts 50 feet on the southerly margin of Eastside Avenue, formerly Ashworth Avenue, and extends back between parallel lines 150 feet to an alley in the rear.
>
> BEING the same property conveyed to Marcus A. Ballard by deed from Harold F. Goodwin, and his wife, Lois G. Goodwin, of record in Book 6665, Page 888, 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 2002 Eastside Avenue, Nashville, Tennessee 37206.

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.

Judy G. Ballard, spouse of Grantor, hereby joins in the execution of this deed for the purpose of waiving and conveying any marital and inheritance rights she 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.

Affiant

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

My Commission Expires: November 27, 2004

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, 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 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.

My Commission Expires: November 27, 2004

Notary Public

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