Davidson County DEEDQC
Recvd: 03/15/04 15:56 2pgs
Fees:12.00 Taxes:0.00
20040315-0029540

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:
72-3
232.01
15DZ-10550

QUITCLAIM DEED TO TRUSTEE

For good and valuable consideration, receipt of which is hereby acknowledged, Mark A. Ballard and wife, Judy G. Ballard, hereinafter called Grantors, have bargained and sold, and by these presents do 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 Grantors' right, title and interest in a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

> BEING parts of Lots Nos. 108 and 109 on the Plan of Inglewood Place, as of record in Book 332, page 101, Register's Office for Davidson County, Tennessee, and described according to a survey made by Hickerson-Johnson Engineers, dated May 19, 1962, as follows: BEGINNING at a point on the westerly margin of Kennedy Avenue 149 feet from the northwest corner of the intersection of Greenfield and Kennedy Avenues; thence north 60 deg. 46' west 162 feet to an iron pin; thence northerly 30 feet to an iron pin; thence south 81 deg. 45' east 216.8 feet to a point in the westerly margin of said Kennedy Avenue; thence southerly 110 feet along the westerly margin of Kennedy Avenue, to the point of beginning.
>
> Being the same property conveyed to Mark A. Ballard and wife, Judy G. Ballard by deed from James P. Moon and wife, Bonnie O. Moon, of record in Book 6717, Page 396, 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 3503 Kennedy Avenue, 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.

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.

Mark A Ballard Sr.
Affiant

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

My Commission Expires: November 7 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.

Mark A. Ballard
Mark A. Ballard, 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, Mark 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.

Donna H Seigenthaler
Notary Public

My Commission Expires: November 7 2004

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