This Instrument Prepared By:
TITLE ESCROW, INC.
640 Spence Lane, Suite 218
Nashville, TN 37217
(615)361-6679
This instrument prepared from information furnished by parties

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215

BOX 10-A

ADDRESS NEW OWNER:
James Michael Ballentine
2278 Jones Avenue
Nashville TN 37205

SEND TAX BILL:
To: Mortgagee

MORTGAGEE:
Everhome Mortgage
P. O. Box 44040
Jacksonville, FL 32232-4040

Davidson County DEEDQC
Recvd: 08/16/04 11:05 2pgs
Fees:12.00 Taxes:0.00
20040816-0098693

MAP AND PARCEL:
MAP 060-16-0
PARCEL 303.00

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged,

I, Scott Edward Ballentine hereby Quitclaim all of my undivided **interest unto James Michael Ballentine, his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:**

BEING Lot No. 1, on the Plan of JonesVillage, **of record in Plat Book 6250, Page 861, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.**

BEING the same property conveyed to James Michael Ballentine and Scott Edward Ballentine, as as joint tenants with right of survivorship, by Quitclaim Deed from James Michael Ballentine, of record in INST: 20001114-0112702, Register's Office for Davidson County, Tennessee., and corrected by Quitclaim Deed of record in Inst. No. 20040816 - 0098692, said Register's Office.

This is improved property known as 2728 Jones Avenue, Nashville TN 37202 and is not the principal residence of the Grantor and is not subject to marital rights herein.

This is the same description as in previous deed of record.

FOR THE EXPRESS PURPOSE of carrying out the intent of this conveyance, as above set out, **I, Scott Edward Ballentine do hereby Quitclaim and convey all of my one-half undivided interest unto the said James Michael Ballentine, his heirs and assigns, and I, Scott Edward Ballentine covenant with the said Grantee that the same is conveyed subject to the limitations and restrictions as may effect the premises. Wherever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.**

Witness my hand this the 25 day of May, 2004.

Scott Edward Ballentine

STATE OF CALIFORNIA)
COUNTY OF Ventura

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Scott Edward Ballentine 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 within Quitclaim Deed for the purposes therein contained. Witness my hand and official seal at Simi Valley, California, this the 25th day of May, 2004.

NOTARY PUBLIC

My Commission Expires:
1-29-2008

JUDITH BURROW
Commission # 1459877
Notary Public - California
Ventura County
My Comm. Expires Jan 29, 2008

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $ 0.00.

AFFIANT

Subscribed and sworn to before me
this 11 day of May, 2004.

NOTARY PUBLIC
My Commission Expires:

KAZ E. ABOGAST
NOTARY
Exp. 5/24/08
PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.