THIS DOCUMENT PREPARED BY:
FRONTIER TITLE & ESCROW, INC.
109C EAST AVENUE
GOODLETTSVILLE, TN 37070-0485

NEW OWNER'S ADDRESS:
SEND TAX BILLS TO:
143 Riveria Drive
Hendersonville, TN 37075

MAP: 071
GROUP: 12-0
PARCEL: 097.00

Davidson County DEEDQC
Recvd: 11/15/04 11:34 2pgs
Fees:12.00 Taxes:0.00

20041115-0136742

This instrument prepared based upon information provided by the parties no title search having been conducted at time of preparation.

QUITCLAIM DEED

FOR AND IN CONSIDERATION of love and affection (and no monetary consideration), I William Bart Ballard **(Grantor),** by these presents do hereby quitclaim and convey unto Peggy Sue Ballard **(Grantee),** her successors and assigns all of my interest in the following described tract or parcel of land, to wit:

A certain tract or parcel of land situated in Davidson County, Tennessee described as follows, to-wit:

Land in the Eleventh Civil District of Davidson County, Tennessee, being Lot No. 69 on the Map of Dalewood, Section I, as of record in Book 1424, Page 108 Register's Office for said County.

Said Lot No. 69 fronts 882 feet on the Westerly side of Stratford Ave. and runs back between parallel lines 140 feet to a dead line.

This conveyance is subject to any and all restrictions, easements, setback lines, conditions, plat of record, and encumbrances of record in the Register's Office for the aforesaid County.

Said property having a physical address of 2108 Stratford Ave., Nashville, TN 37216.

Being the same property conveyed to William Bart Ballard by Quitclaim Deed dated January 20, 2004 from Sharon Sue Ballard Adams and Peggy Rene Ballard of record in Instrument Number 20040121-0008065 Register's Office Davidson County, Tennessee.

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the premises.

IN WITNESS WHEREOF I have hereunto set my hand on the 12th day of November, 2004.

William Bart Ballard

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me a Notary Public in and for the above-mentioned county and state, William Bart Ballard the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 12th day of November, 2004.

Notary

My Commission Expires: 09/30/2006

NOTARY PUBLIC AT LARGE

The actual consideration or value whichever is greater, for this transfer is $0.

William B. Ballard
Affiant

Sworn and subscribed before me, this the 12 day of November, 2004.

Notary Public

My commission expires: 09/30/2006

