Davidson County DEEDQC
Recvd: 03/30/05 12:59 2 pgs
Fees:13.00 Taxes:481.00
20050330-0034537

This instrument prepared by:
James C. Vance, Attorney
237 Old Hickory Boulevard
Nashville, TN 37221

Address of New Owner:	Send Tax Bills to:	Map/Parcel:
Michael S. VanTassel, Mindy VanTassel and Earl F. Ballard, joint tenants in common with right of survivorship 144 Cross Timbers Drive Nashville, TN 37221	SAME	161-9/67

*** QUITCLAIM DEED ***

For and in consideration of the sum of $ Ten Dollars ($10.00) cash in hand paid by the hereinafter named grantor(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, Earl F. Ballard has bargained and sold, and by these presents remise, release, transfer, convey, and QUITCLAIM any interest I have in said property unto Michael Stephen Van Tassel and wife, Mindy Ann Van Tassel and Earl F. Ballard as joint tenants in common with right of survivorship their heirs and assigns, all of his right, title and interest in a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee being Lot No. 130 on the plan of a Revision of a Resubdivision of Lot No. 186, Cross Timbers, Section 4, Lot No. 130 Cross Timbers, Section 3, and Lots Nos. 297, 298A and 298B, Walnut Hill Manor, Section 1, the Revision of the Resubdivision Plat being of record in Book 5800, page 3, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to Earl F. Ballard by deed, of record in Book 7483, page 646, and rerecorded in Book 6315, page 741, Register's Office for Davidson County, Tennessee.

This is improved property, known as: 144 Cross Timbers Drive, Nashville, Tennessee 37221

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 29 day of March, 2005.

Grantor: Earl F. Ballard

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named Earl F. Ballard with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged that he executed the within and foregoing instrument for the purposes therein contained.

Witness my hand this 29th day of March, 2005.

NOTARY PUBLIC

My Commission Expires: Nov. 25, 2006 [SEAL]

MAY N. VANCE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $ 130,000.00 .

Sworn to and subscribed before me this 29th day of March, 2005.

NOTARY PUBLIC

My Commission Expires: Nov. 25, 2006 [SEAL]

MAY N. VANCE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

03/29/05