Davidson County DEEDQC
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Fees:12.00 Taxes:0.00
20060324-0033609

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

ADDRESS NEW OWNER:
James H. Ballentine and
James M. Ballentine
2005 June Drive
Nashville TN 37214

SEND TAX BILL:
To Owner

MAP AND PARCEL:
MAP 095-01-0
PARCEL 048.00

QUITCLAIM DEED

FOR AN IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, I, James Ballentine hereby Quitclaim all of my interest unto James H. Ballentine and son, James M. Ballentine, each a one-half undivided interest, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

BEING Lot No. 178, Section III, Donelson Hills, of record in Plat Book 2330, Page 75, 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 Ballentine, unmarried by deed from Secretary of the Housing and Urban Development, of record in INST: 20040224-0020913, Register's Office for Davidson County, Tennessee.

This is improved property known as 2005 June Drive, Nashville TN 37214
This conveyance subject to Mortgage payable to Chase Manhattan Mortgage Corp., of record in INST: 20040224-0020914, said Register's Office.

James H. Ballentine and James Ballentine is one and the same person.

FOR THE EXPRESS PURPOSE of carrying out the intent of this conveyance, as above set out, I, James Ballentine do hereby Quitclaim and convey all of my interest unto the said James H. Ballentine and son, James M. Ballentine, their heirs and assigns, and I, James H. 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 23rd day of March, 2006.

James H. Ballentine

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named James 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 Nashville, Tennessee, this the 23rd day of March, 2006.

GENE W. FLOYD NOTARY PUBLIC AT LARGE DAVIDSON COUNTY

NOTARY PUBLIC

My Commission Expires: 3/22/08

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $ 50.00.

AFFIANT

Subscribed and sworn to before me
this 23rd day of March, 2006.

NOTARY PUBLIC

My Commission Expires: 3/22/08

GENE W. FLOYD NOTARY PUBLIC AT LARGE DAVIDSON COUNTY