Davidson County DEEDQC
Recvd: 11/22/06 11:43 1 pg:
Fees:12.00 Taxes:0.00
20061122-0145129

QUITCLAIM DEED

KELLY JOHNS STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $ 0.00

Audrey A. Kleinert
Affiant

Jimmy E. Kleinert, Sr
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 21 DAY OF NOVEMBER, 2006.

Kelly Johns
NOTARY PUBLIC

My Commission Expires: 10/17/10

THIS INSTRUMENT WAS PREPARED BY:
ORTALE, KELLEY, HERBERT & CRAWFORD
200 Fourth Avenue North
Nashville, TN 37219-0375
Our File #21738

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Crystal Ballard 460 Westcrest Drive Nashville, TN 37211	SAME	72-3-105

FOR A CONSIDERATION, the receipt and sufficiency of which is hereby acknowledged, Jimmy Kleinert, Sr. and wife, Audrey A. Kleinert, **("Grantors"),** by these presents, do quitclaim, grant and convey unto Crystal Ballard, a single person, **("Grantee"),** her successors and/or assigns, all their interest in and to the following tract of land in Davidson County, State of Tennessee, to-wit:

Land in Davidson County, Tennessee, being the westerly one-half of Lot 180 on the Plan of Inglewood Place, as of record in Book 332, page 101, Register's Office for Davidson County, Tennessee, beginning at a point at a northerly margin of McChesney Avenue, said point being the southwest corner of Lot 179 as shown on the Plan of Inglewood Place, of record in Book 332, page 101, Register's Office for Davidson County, Tennessee; thence running along the westerly margin of McChesney Avenue, a distance of 50 feet; thence running back between parallel lines 205 feet to a dead line in the rear, which measures 50 feet.

Being the same property conveyed to Jimmy E. Kleinert, Sr. and spouse, Audrey A. Kleinert, by Special Warranty Deed from H.G. Hill Realty Company, a Corporation, dated April 2, 2002 and recorded April 8, 2002 at 4:38 PM, of record as Instrument No. 20020408-0043072, Register's Office for Davidson County, Tennessee.

FOR INFORMATION PURPOSES ONLY
Property Address: 1116 McChesney, Nashville, TN 37216

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, the Grantors have hereunto set their hand on this the 21 day of November, 2006.

Jimmy E. Kleinert, Sr.
Jimmy E. Kleinert, Sr.

Audrey A. Kleinert
Audrey A. Kleinert

KELLY JOHNS STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

STATE OF TENNESSEE)
COUNTY OF RUTHERFORD)

On this 21 day of November, 2006, before me, the undersigned, personally appeared Jimmy E. Kleinert, Sr., and Audrey A. Kleinert, to me known (or proved to me on the basis of satisfactory evidence) to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

Kelly Johns
Notary Public

My Commission Expires: 10/17/10