Davidson County DEEDQC
Recvd: 03/31/08 09:22 3 pgs
Fees:17.00 Taxes:0.00

20080331-0031629

After Recording Return To:

Lenders First Choice
1785 Voyager Ave, Ste 100
Simi Valley, Ca 93063
51-9042067

This Instrument Prepared Under the Supervision OF:
M. Powell, Esquire BOPR# 5372
By Law's Specialty Group, Inc.
(866) 755-6300

Map & Parcel:
1820000-50.00

QUIT CLAIM DEED

[this deed is being executed to remove deceased spouse from title]

New Owner/ Property Being Conveyed
MARY L. BALL
6571 Whittemore Lane
Antioch, TN 37013

Send Tax Bills To:
New Owner

Mail Tax Statement To:
New Owner

THIS INDENTURE, made this 28th day of December, 2007, between MARY L. BALL, individually and surviving spouse, Robert J. Ball, Deceased (June 12, 2007), residing at 6571 Whittemore Lane, Antioch, Tennessee 37013, hereinafter referred to as "**Party of the First Part**" and MARY L. BALL, a widow, hereinafter referred to as "**Party of the Second Part.**"

WITNESSETH

That the said Party of the First Part, for and in consideration of the sum of Ten Dollars ($10.00) and no other good and valuable consideration in hand paid by the said Party of the Second Part, the receipt of which is hereby acknowledged, has bargained, sold, remised, released and QUIT-CLAIMED, and, does hereby bargain, sell remise, release and QUIT-CLAIM unto the said Party of the Second Part, the following described premises, to wit:

THAT CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO WIT:

A TRACT OF LAND IN THE 5TH, FORMERLY THE 6TH CIVIL DISTRICT OF DAVIDSON COUNTY, TENNESSEE, BEING PART OF LOTS 4, 5, 6, 9 AND ALL OF LOTS NOS. 7 AND 8, IN THE DIVISION OF THE LANDS JOSLAH C. NANCE, DECEASED OF RECORD IN MINUTE BOOK N, PAGE 703 COUNTY COURT FOR SAID COUNTY, BEING LOT NO. 6 ON THE DIVISION OF THE PATTON LANDS, DESCRIBED ACCORDING TO A SURVEY MADE BY STEPHEN A. DRAPER, SURVEYOR, OCTOBER 12, 1959, AS FOLLOWS:

BEGINNING ON THE EASTERLY MARGIN OF WHITTMORE LANE AT THE SOUTHWEST CORNER OF THE PROPERTY CONVEYED TO BUFORD H. HILL AND WIFE, BY DEED FROM TOM B. PATTON AND WIFE, OF RECORD IN BOOK 2997, PAGE 121, REGISTERS OFFICE FOR SAID COUNTY, BEING THE CORNER OF LOTS NOS. 5 AND 6 ON SAID SURVEY;

THENCE WITH THE LINE BETWEEN SAID TWO LOTS, EASTERLY 1,683.38 FEET; THENCE SOUTH 4 DEGREES 05 MINUTES WEST 262 FEET TO THE CORNER OF LOTS NOS. 6 AND 7 ON SAID SURVEY; THENCE WITH THE LINE BETWEEN SAID TWO LOTS, WESTERLY 1,677.8 FEET TO THE EASTERLY MARGIN OR WHITTMORE LANE; THENCE WITH THE SAME, NORTH 4 DEGREES 11 MINUTES EAST 262 FEET TO THE BEGINNING, CONTAINING 10 ACRES, MORE OR LESS.

THIS CONVEYANCE IS MADE SUBJECT TO ALL RESTRICTIONS, EASEMENTS, RIGHTS OF WAY, COVENANTS AND CONDITIONS CONTAINED IN THE DEEDS FORMING THE CHAIN OF TITLE TO THIS PROPERTY.

BEING THE SAME PROPERTY CONVEYED TO ROBERT J. BALL AND MARY L. BALL, HUSBAND AND WIFE BY WARRANTY DEED FROM FORREST B. SMITH AND WIFE, JEAN M. SMITH, RECORDED SEPTEMBER 27, 2006 IN DOCUMENT 20060927-0119537 IN DAVIDSON COUNTY, TENNESSEE.

PROPERTY ADDRESS: 6571 Whittemore Lane, Antioch, TN 37013

The legal description was obtained from a previously recorded instrument.

IN WITNESS WHEREOF, the said Party of the First Part has hereunto set a hand and seal the day and year first above written.

CAROLYN F. DAVIS
Notary Public, Georgia
Cobb County
My Commission Expires
September 11, 2011

Mary L. Ball

MARY L. BALL
individually and surviving spouse

STATE OF ~~TENNESSEE~~ Georgia }
COUNTY OF Cobb }

On this 26th day of Dec, 2007, before me personally appeared MARY L. BALL, individually and surviving spouse, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument and acknowledged that she executed the same as her free act and deed.

NOTARY PUBLIC

I hereby swear or affirm that the actual consideration or true value of this transfer, whichever is greater, is $0.00.

CAROLYN F. DAVIS
Notary Public, Georgia
Cobb County
My Commission Expires
September 11, 2011

Mary L. Ball
MARY L. BALL

Subscribed and sworn to before me this the 26th day of Dec, 2007.

NOTARY PUBLIC My Commission expires:

The preparer has not had any contact with the Grantor(s) nor Grantee(s) herein No title search was performed on the subject property by the preparer. The preparer of this deed makes no representation as to: the status of the title; property use; any zoning regulations concerning described property herein conveyed; or any matter except the validity of the form of this instrument. Information herein was provided to preparer by Grantor/Grantee and /or their agents, no boundary survey was made at the time of this conveyance. **PREPARER NOT RESPONSIBLE FOR CLOSING.**