BOX 13
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FROM: Ronnie Ballentine Sr

To: Tim Forsman

BILL GARRETT, Davidson County
Trans:T20090056020 DEEDQC
Recvd: 08/17/09 12:59 1 pgs
Fees:12.00 Taxes:0.00
20090817-0077120

QUITCLAIM DEED

Address of New Owner:	Send Tax Bills To:	Map & Parcel:
Tim Forsman 3587 KNIGHT DR, Whites Creek, TN 37189	Owner	09315031800

THIS INSTRUMENT WAS PREPARED BY

Advantage Title and Escrow
3354 Perimeter Hill Drive, Suite 142

Nashville, Tennessee 37211

Prepared from information furnished by the parties

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever greater, for this transaction is $ 0.00

affiant Tim Forsman

Subscribed and sworn to before me this the 3 day of ~~October, 2008~~ ~~July~~ August 3, 2009

Notary Public
Commission Expires: 01/09/2012

ANDRAE C. BYNUM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

I, **Ronnie Ballentine Sr.**, do hereby quitclaim to **Tim Forsman**, his Heirs and Assigns, all my rights, title and interest in the following land located in Davidson County, Tennessee described as follows: To-Wit:

All that parcel of land in Davidson County, State of Tennessee, as more fully described in Instrument No. 200405200059605, and being more particularly described as follows: Land in Davidson County, Tennessee, being part of Lot No. 5, in The Nashville University Plan of Lots of Record in Book "U", Page 212, described as follows: Beginning on the Western margin of Market Street at John Thompson's Northwest Corner, running thence Eastwardly with said Thompson's North line 90 feet, more or less; to the dividing alley between Market and Lafayette Streets; thence Northwardly with said alley 30 feet, more or less, to Bowers Alley; thence along said last mentioned alley, Westwardly 90 feet to Market Street; and thence Southwardly with said Street, 30 feet to the Place of Beginning.

Being the same property as conveyed to grantor by deed of record in instrument # 200803070023215, said Register's Office.

It is the express intention of Grantor and grantee that the legal and equitable interest as described in the deed of trust of record in instrument # 200803070023216, said Register's office, not be merged by virtue of his deed, and that the lien of the said deed of trust and the indebtedness of the promissory note shall remain in full force and effect and not be released hereby.

It is also understood by grantor and grantee that this conveyance shall in no way restrict the grantor from foreclosing the deed of trust if deemed desirable, and pursuing grantor for any losses from the promissory note.

Unimproved ( )
This is improved property (X) known as 1008 2nd Avenue South, Nashville, TN 37210.

Witness our/my hand(s) this the 29th day of July, 2009.

Ronnie E Ballentine Sr.

Ronnie Ballentine Sr

LINDA C. CLEMONS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Ronnie Ballentine Sr** with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville Tennessee this 29th day of ~~October, 2008~~ July, 2009

Linda C. Clemons
Notary Public
Commission Expires 5/8/12