Quitclaim Deed

GRANTOR: EARL F. BALLARD, SR.

GRANTEES: MINDY ANN VAN TASSEL and MICHAEL VAN TASSEL, husband and wife

SEND TAX NOTICES TO:
EARL F. BALLARD, SR.
146 CROSS TIMBERS DRIVE
NASHVILLE, TN 37221

NEW OWNER
EARL F BALLARD SR
146 CROSS TIMBERS DR.
NASHVILLE TN 37221

MAP/PARCEL NO.: 142-2/74

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The undersigned, being first duly sworn, makes oath that no consideration has been given for this Quitclaim Deed.

Earl F Ballard Sr

Earl F. Ballard, Sr.

SWORN TO and SUBSCRIBED BEFORE ME this 29th day of December, 2009.

Donna Perkins, *Notary Public*

My Commission Expires: 09/03/12

(SEAL)

DONNA PERKINS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.
My Commission Expires SEPT. 3, 2012

This instrument prepared by: George H. Cate, Jr., Esq., 95 White Bridge Road, Suite 503, Nashville, TN 37205 (615) 352-8677

KNOW ALL MEN BY THESE PRESENTS that **EARL F. BALLARD, SR.**, for the love and affection which he holds for the Grantees, hereby quitclaims, transfers, and conveys unto **MINDY ANN VAN TASSEL and MICHAEL VAN TASSEL**, a twenty percent (20%) undivided interest in a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Being lot No. 131 on the Plan of Cross Timbers, Section III, as of record in Book 4175, Page 21, Register's Office for Davidson County, Tennessee, described as follows:

Said lot number 131 fronts 91.3 feet on the easterly side of Cross Timbers Drive and runs back between lines 193.6 feet on the South and 157.6 feet on the North to a dead line in the rear on which it measures 103.50 feet.

Being the same property conveyed to Earl F. Ballard by Warranty Deed from James E. Patterson and wife, Evelyn Patterson, of record in Book 4461, Page 187, Office of the Register for Davidson County, Tennessee

This conveyance is made subject to restrictive covenants of record in Book 4242, Page 758, Register's Office for Davidson County, Tennessee; owner's certificate, a 2.5 x 25 anchor easement on the southerly front corner, a 10-foot public utility and drainage easement along the rear line of said lot, and a 40 foot minimum setback line from Cross Timbers Drive, as shown on plan of record in Book 4175, Page 21, said Register's Office.

This conveyance is further made subject to any and all Deeds of Trust of record, specifically including a Deed of Trust securing an indebtedness to Fifth Third Bank.

This is improved property commonly known as 142 Cross Timbers Drive, Nashville, Davidson County, Tennessee 37221.

This Quitclaim Deed to a 20% undivided interest in the above-described property is given with the Grantor reserving ownership of the remaining eighty percent (80%) undivided interest in the above-described property.

IN WITNESS WHEREOF, I have hereunto set my hand on this the **29th** day of **December, 2009.**

DONNA PERKINS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.
My Commission Expires SEPT. 3, 2012

Earl F Ballard Sr

EARL F. BALLARD, SR.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, **DONNA PERKINS**, a Notary Public in and for said County and State, the within named **EARL F. BALLARD, SR.**, the Grantor, with whom I am personally acquainted, 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 **December, 2009**.

Donna Perkins, *Notary Pub*

My Commission Expires: 09/03/12

(SEAL)

BILL GARRETT, Davidson County
Trans:T20090087150 DEEDQC
Recvd: 12/29/09 13:01 1 pgs
Fees:12.00 Taxes:0.00

20091229-0117925