Quitclaim Deed

GRANTOR: EARL F. BALLARD, SR.

GRANTEE: EARL F. BALLARD, JR.

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

MAP/PARCEL NO.: 104 05 0 212.00

JO LYNN MANGRUM NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN (SEAL)

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
EARL F. BALLARD, SR.

SWORN TO and SUBSCRIBED BEFORE ME this 6th day of March, 2013.

My Commission Expires: 03/08/2016

Jo Lynn Mangrum
Jo Lynn Mangrum, *Notary Public*

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 Grantee, hereby quitclaims, transfers, and conveys unto **EARL F. BALLARD, JR.**, a four point five percent (4.5%) undivided interest in a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Being Lot No. 488 on the map of Richland Realty Co., Subdivision C, as of record in Book 421, page 31, Register's Office for said County.

Said Lot No. 488 fronts 60 feet on the northerly side of Westbrook Avenue and runs back between parallel lines 200 feet to an alley.

Being the same property conveyed from Nellie Sue Ballard, a widow, to James C. Vance, Trustee; and from James C. Vance, Trustee, to Earl Franklin Ballard, by Quitclaim Deed dated January 9, 1984, of record in Book 6211, page 562, Register's Office for Davidson County, Tennessee.

This is improved property commonly known as 3704 Westbrook Avenue, Nashville, Tennessee 37205.

Earl Franklin Ballard and *Earl F. Ballard, Sr.* are one and the same person.

This Quitclaim Deed to an undivided four point five percent (4.5%) is in addition to the four point five percent (4.5%) undivided interest previously granted from the Grantor to the Grantee by Quitclaim Deed dated December 30, 2011, and the four point five percent (4.5%) undivided interest previously granted from the Grantor to the Grantee by Quitclaim Deed dated August 14, 2012 and is given with the Grantor reserving ownership of the remaining eighty-six point five percent (86.5%) undivided interest in the above-described property.

IN WITNESS WHEREOF, I have hereunto set my hand on this the **6th** day of **March, 2013.**

Earl F. Ballard
EARL F. BALLARD, SR., *Grantor*

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, **Jo Lynn Mangrum**, 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 **6th** day of **March, 2013**.

Jo Lynn Mangrum
Jo Lynn Mangrum, *Notary Public*

My Commission Expires: **03/08/2016**

(SEAL) JO LYNN MANGRUM NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

BILL GARRETT, Davidson County
Trans:T20130018353 DEEDQC
Recvd: 03/06/13 11:03 1 pgs
Fees:12.00 Taxes:0.00
20130306-0022284