BOOK 4536 PAGE 488

New Owner: Charles H. Turner
Lebanon Road
Hermitage, Tenn. 37076

Send Tax Bills To: Same

Map No: 149 8

Parcel No: 50 and 52

WARRANTY DEED

WHEREAS Virginia W. Turner, hereinafter called Grantor, and Charles H. Turner, hereinafter called Grantee, who are husband and wife, have heretofore owned the hereinafter described property as tenants by the entireties, with right of survivorship, by virtue of a certain Installment Deed from Davidson County, Tennessee, and a certain Warranty Deed from Roy Hibbett and others,

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both of said Deeds being more fully hereinafter described; and

WHEREAS the said tenancies by the entireties in the said real property were created at the specific instance and request of Grantee, under a mistaken understanding as to the legal consequences that would flow therefrom, notwithstanding the fact that the entire purchase price for the described real property was attributable to Grantee; and

WHEREAS the parties now mutually desire accurately to reflect their intentions concerning the ownership of the subject real property;

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS that

In consideration of the sum of Ten dollars ($10.00) and other good and valuable considerations, the adequacy and receipt of which is hereby acknowledged, Virginia W. Turner, as Grantee does hereby set over and convey to Charles H. Turner as Grantor all her right, title and interest, in and to the following described real property, said conveyance being made for the express purpose of conveying her interest in the described property to her husband, and thereby divesting herself of her interest in the said real property as tenant by the entirety, and vesting in her said husband, as Grantor, all right, title, and interest in the said real property as the sole owner, as permitted by §64-110 of the

This Instrument Prepared By:
THOMAS E. WATTS, JR.
ATTORNEY AT LAW
1406 Nashville Bank & Trust Bldg.
Nashville, Tenn. 37201

Tennessee Code Annotated.

The real property herein conveyed is described as follows:

Land in the 2nd Civil District of Davidson County, Tennessee, described according to an unrecorded survey as Lots 1 and 3 in Turner Commercial Park, and being described according to metes and bounds as follows:

Lot 1: Beginning at an iron pin in the present east margin of Bell Road, 235 feet, more or less, north of the center line of Murfreesboro Road; thence S.78°26'E. 181.21 feet to an iron pin; thence S.15°00'W. 40.49 feet to an iron pin; thence S.47°30'E. 91.88 feet to an iron pin; thence S. 24°26'W. 201.18 feet to a point; thence N.48°22'W. 16.55 feet to a point; thence S.47°50'W. 5.0 feet to a point in the north margin of Murfreesboro Road; thence N.48°00'W. 171.75 feet, along the margin of said road, to a point; thence N.7°52'W. 125.0 feet to a point in the east margin of Bell Road; thence N.8°53'E. 74.59 feet, to the point of beginning, and containing 1.21 acres more or less.

Lot 3: Beginning at an iron pin in the present east margin of Bell Road, 285 feet more or less, north of the center line of Murfreesboro Road; thence N.8°53'E. 208.71 feet, along the said east margin of Bell Road, to a point; thence S.70°05'E. 238.87 feet to an iron pin; thence S.24°29'W. 178.67 feet to an iron pin; thence N.78°26'W. 186.54 feet, to an iron pin, the point of beginning, and containing .93 acres, more or less.

Both Lot 1 and Lot 3, hereinabove described, contain parts of the lands conveyed to Charles H. Turner and wife Virginia W. Turner by Warranty Deed fromRoy Hibbett and others, being all of the devisees of Mrs. Zue Hibbett, said Warranty Deed being of record in Book 4086, Page 631, Register's Office Davidson County, Tennessee, and likewise parts of the lands conveyed to the same grantees by Installment Deed from Davidson County, Tennessee, of record in Book ,Page , said Register's Office.

The foregoing conveyance is made subject to such limitations, restrictions, easements and other encumbrances as may be of record, or as may be known to the parties.

And the said Grantor does covenant with the Grantee that her said tenancy in the described real estate is free and unencumbered and that she has a lawful right to convey it.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Charles H. Turner, his heirs, successors, and assigns, forever.

And the said Grantor does further covenant and bind herself, her heirs, successors and assigns to warrant and defend the title

to the said land only as to such title coming through or by the said Grantor, to the said Grantee, his heirs, successors and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, I have hereunto set my hand this the 8th day of September, 1971.

Virginia W. Turner

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, Barbara Parker, a Notary Public in and for said County and State, Virginia W. Turner, a married woman, the within named bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 8th day of September, 1971.

Barbara Parker
Notary Public

My Commission expires: 2-4-75

NOTARY PUBLIC DAVIDSON COUNTY, TENN. BARBARA PARKER

B30371

IDENTIF. REFERENCE

SEP 14 9 57 AM '71

FELIX Z. WILSON II REGISTER DAVIDSON COUNTY, TENN.