80441

SPECIAL
WARRANTY DEED

BOOK 7017 PAGE 481

FROM: Robert H. Magruder, Jr. and wife, Ruth M. Magruder, and Robert H. Magruder, III, unmarried, Grantors

This instrument was prepared by: Warren H. Wild, Jr. Farris, Warfield & Kanaday Seventeenth Floor Third National Bank Building Nashville, Tennessee 37219

TO: Charles H. Turner and wife, Virginia W. Turner, Grantees

Address New Owner as Follows:	Send Tax Bills To:	Map-Parcel Numbers
Mr. and Mrs. Charles H. Turner 4730 Lebanon Road Hermitage, TN 37076	same	64-0-58
		Field Book Numbers 4D-26945

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is Two Hundred Fifty One Thousand Three Hundred Sixty Three and 60/100 Dollars ($251,363.60).

Charles H. Turner
Affiant

SUBSCRIBED AND SWORN TO before me, this the 22 day of October, 1986.

Deborah A. Wilkes
Notary Public

My Commission Expires: 7-18-87

FOR AND IN CONSIDERATION OF the sum of Ten Dollars ($10.00), the receipt and sufficiency of which are hereby acknowledged, Robert H. Magruder, Jr. and Robert H. Magruder, III, unmarried, Grantors, have bargained and sold, and by these presents do transfer and convey unto the said Charles H. Turner and wife, Virginia W. Turner, Grantees, their heirs, successors, and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in the 2nd (formerly the 4th) Civil District of Davidson County, Tennessee, described according to a survey made thereof October 21, 1986, by Joseph C. McConnell, Registered Surveyor, as follows:

Beginning at an old iron rod on the westerly right-of-way (60 ft.) of Saundersville Road approximately 392 ft. north of it's intersection with Andrew Jackson Parkway;

Thence, a length of 507.80 ft., along a 365.140 ft. radius curve, concave northwest, which chord bears S44°-14'-15"W- 467.859 ft. to the southeast corner of the Louise F. Maxwell property, recorded in Book 6232, page 433, Register's Office of Davidson County, Tennessee;

Thence, along Maxwell's east line, adjacent to a fence east of a private drive, N00°-17'-50"E - 1404.80 ft. to an old iron rod, being the southwest corner of the Church of the Nazarene property, recorded in Book 6383, page 339;

Thence S88°-15'-06"E (deed bearing) -764.28 ft., adjacent to an old tree row, to a point on the computed right-of-way of Saundersville Road;

Thence, along said right-of-way:

A length of 672.04 ft., along a 446.970 ft. radius curve, concave southeast, which chord bears S44°-35'-31"W - 610.505 ft.;

Thence S01°-31'-06"W - 611.72 ft. to the point of beginning.

Included in the foregoing description but excluded from this conveyance is all property, if any, which lies in the right-of- way of Saundersville Road.

Being the same property conveyed to Robert H. Magruder, III, a 1/2 interest by deed from Leah Hannah Evans of record in Book 4787, page 358, said Register's Office of Davidson County, Tennessee, and conveyed to Robert H. Magruder, Jr. a 1/2 interest by deed from Robert H. Magruder, III of record in Book 4838, page 749, Register's Office of Davidson County, Tennessee.

This is improved property, known as 4125 Saundersville Road, Nashville, Tennessee.

This property is not the usual place of residence of either of the Grantors.

This conveyance is expressly made subject to the following:

1. The lien for 1986 taxes which have been prorated and will be paid by Grantee.

2. The rights of existing tenants under unrecorded month-to-month lease.

3. An exclusion from each and every covenant and warranty contained herein as to any property described above which lies outside of the boundaries of the property described in deeds of record in Book 4787, page 358, and Book 4838, page 749, said Register's Office.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging

to the said Grantees, their heirs, successors, and assigns, forever.

And Grantors do covenant with the said Grantees that Grantors are lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered and unrestricted except as to those matters and exclusions from warranty set forth above to which this conveyance is expressly made subject.

And Grantors do further covenant and bind Grantors, their heirs, successors, and assigns, to warrant and forever defend the title to the said land to the said Grantees, their heirs, successors, and assigns against the lawful claims of all persons whomsoever claiming by through or under Grantors except as to those matters and exclusions from warranty set forth above to which this conveyance is expressly made subject.

Ruth M. Magruder, wife of Robert H. Magruder, Jr. joins in this deed for the purpose of quitclaiming and conveying to the Grantees herein whatever rights, title and interest she may have in the herein described property, whether by marriage or otherwise.

Witness our hands this 22 day of October, 1986.

5568 IDENTIFICATION REFERENCE

OCT 23 12 56 PM '86
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

Robert H. Magruder Jr.
ROBERT H. MAGRUDER, JR.

Ruth M. Magruder
RUTH M. MAGRUDER

ROBERT H. MAGRUDER, III

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Deborah A. Hughes, a Notary Public of said County and State, ROBERT H. MAGRUDER, III, ROBERT H. MAGRUDER, JR. and RUTH M. MAGRUDER, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that thhe executed the within instrument for the purposes therein contained.

Witness my hand, at Office, this 22 day of October 1986.

Deborah A. Hughes
Notary Public

My Commission Expires: 7-18-87

3279W/10-21-86

OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

25343.60→ CAMT.
703.92 CSTAX
.50 PRFEE
9.00 WDEED
CHECK 713.42→
7430A10/23/86 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

5 5 6 6 1

IDENTIFICATION REFERENCE

Oct 23 12 56 PM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 03596