THIS INSTRUMENT PREPARED BY:
BASS, BERRY & SIMS (MDS)
2700 First American Center
Nashville, Tennessee 37238

EXECUTOR'S QUITCLAIM DEED

Address New Owner(s) As Follows:	Send Tax Bills To:	Map Parcel Numbers
Betty M. Turner 101 Broadway Nashville, Tennessee 37201	SAME	Map: 106 Parcel: 142

WHEREAS, by deed of record in Book 5295, page 969, Register's Office of Davidson County, that certain real property described on Exhibit A attached hereto was quitclaimed and conveyed to Lester L. Turner; and

WHEREAS, Lester L. Turner died on May 27, 1989 leaving a Last Will and Testament dated May 5, 1989 of record in Will Book 167, page 28 (the "Will"); and

WHEREAS, pursuant to paragraph 10 of the Will, the rest and residue of the Estate of Lester L. Turner, including the real property described on Exhibit A, was devised to Betty M. Turner; and

WHEREAS, Currey Turner Thornton, Lester L. Turner, Jr. and Wilson Sims, as Co-Executors of the Estate of Lester L. Turner, desire to execute this Deed to memorialize the transfer of all of Lester Turner's right, title and interest in and to said real property to Betty M. Turner.

NOW, THEREFORE, FOR AND IN CONSIDERATION OF ONE DOLLAR ($1.00), cash in hand paid, the receipt of which is hereby acknowledged, Currey Turner Thornton, Lester L. Turner, Jr. and Wilson Sims, as Co-Executors of the Estate of Lester L. Turner pursuant to the Will, and not further or otherwise, by these presents do hereby quitclaim and convey unto Betty M. Turner, her heirs and assigns, all their right, title and interest in and to the real property described on Exhibit A attached hereto.

This property is located south of Elm Hill Pike east of Spence Lane, Nashville, Davidson County, Tennessee.

This legal description is the same as that contained in the prior referenced deed.

IN WITNESS WHEREOF, the undersigned have executed this instrument on this 11th day of October, 1995.

Currey Turner Thornton
Currey Turner Thornton, Co-Executor

Lester L. Turner, Jr. Exec
Lester L. Turner, Jr., Co-Executor

Wilson Sims
Wilson Sims, Co-Executor

95 NOV 15 PM 3:42
DAVIDSON COUNTY, TN.
0123454
IDENTIFICATION REFERENCE

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, Currey Turner Thornton, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument, as Co-Executor of the Estate of Lester L. Turner, for the purposes therein contained.

WITNESS my hand, at office, this 11th day of October, 1995.

Notary Public

My Commission Expires:
5/25/96

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, Lester L. Turner, Jr., the within named bargainor, 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, as Co-Executor of the Estate of Lester L. Turner, for the purposes therein contained.

WITNESS my hand, at office, this 11th day of October, 1995.

Notary Public

My Commission Expires:
5/25/96

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, Wilson Sims, the within named bargainor, 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, as Co-Executor of the Estate of Lester L. Turner, for the purposes therein contained.

WITNESS my hand, at office, this 11th day of October, 1995.

Notary Public

My Commission Expires:
5/25/96

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $0.

Affiant

Subscribed and sworn to before me
this 11th day of October, 1995.

Notary Public

My Commission Expires:
5/25/96

381675.09

EXHIBIT A

A tract of land in the Third Civil District, Nashville, Davidson County, Tennessee, lying south of Elm Hill Pike, north of Louisville and Nashville Railroad Company's lead track serving Metropolitan Industrial Park, and lying westwardly of Mill Creek, and being more particularly described as follows:

Beginning at a point in the common boundary between the Lester L. Turner tract (Tax Parcel 106-33) and the Baltz tract (Tax Parcel 106-35), said point being S 2°37' W, 378.44 feet from the southerly margin of Elm Hill Pike, said common boundary being eastwardly 1192 feet, more or less, from Spence Lane;

Thence, N 87° 23' W, 229.45 feet to an iron pin;

Thence, N 39° 01' E, 137.24 feet to an iron pin;

Thence, S 50° 59' E, 307.79 feet to a point in the Louisville and Nashville Railroad Company's lead track to the Metropolitan Industrial Park;

Thence, with said lead track S 45° 19' 42" W, 216.62 feet to a point;

Thence, N 44° 40' 18" W, 10.0 feet to a point;

Thence, along a curve to the right, having a radius of 533.69 feet and a central angle of 30° 04' 00", a distance of 280.06 feet to a point;

Thence, S 75° 23' 42" W, 177.73 feet to a point in the herebefore mentioned boundary between Turner and Baltz;

Thence, with said boundary N 2° 33' E, 317.19 feet to a concrete monument, and N 2° 37' E, 107.78 feet to the point of beginning.

Containing 174,246 square feet or 4.0 acres, more or less.

Being part of the property conveyed to Robert J. Baltz, Jr., Douglas M. Baltz, Frank J. Baltz, Dennis L. Baltz, and John P. Baltz by quitclaim deed from Baltz Brothers Packing Company of record in Book 4925, Page 997, said Register's Office.

In addition to the land above described, an easement for common ingress and egress for vehicular and pedestrian traffic over, across and upon the following described property is also conveyed herein to be used in common for the benefit of said property and other adjoining properties of the grantors, their successors, heirs or assigns.

The easement conveyed herein begins at a point in the southerly margin of Elm Hill Pike, said point being the most northerly northwestern corner of a 4.62 acre tract of land described according to a survey made by Barge, Waggoner, Sumner & Cannon dated July 28, 1973 and fully described in the Quitclaim Deed from Baltz Brothers Packing Company to Robert J. Baltz, Jr. et al of record in Book 4925, Page 997, Register's Office, Davidson County, Tennessee; thence with said margin N 76° 31' 56" E 55.0 feet to a point, thence S 0° 39' 27" W 164.07 feet to a point; thence S 39° 01' W 279.67 feet to a point in the westerly boundary of the aforesaid 4.62 acre tract; thence with said westerly boundary N 50° 59' W 25.0 feet to a point; thence N 39° 01' E 280.0 feet to a point; thence N 13° 28' 4" W 139.08 feet to the point of beginning; containing 12,410 sq. ft. or 0.2 acres more or less and being part of the same property conveyed to Robert J. Baltz, Jr., Douglas M. Baltz, Frank J. Baltz, Dennis L. Baltz and John P. Baltz by deed from Baltz Brothers Packing

Company, a partnership of record in Book 4925, Page 997, Register's Office of Davidson County, Tennessee.

And being the same property conveyed to Lester L. Turner by Warranty Deed of record in Book 5295, page 969, Register's Office for Davidson County, Tennessee, the said Lester L. Turner having since died leaving the property to Betty M. Turner.

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