BOOK 9959 PG 766

This instrument prepared by:
H. Stennis Little, Jr.
LITTLE & SMITH, P.C.
NationsBank Plaza, Suite 2045
414 Union Street
Nashville, Tennessee 37238-1275

The preparer of this deed makes no representation as to the title of property described or as to the accuracy of its description herein conveyed as it was prepared without benefit of title search or survey but strictly by documents provided by the parties involved.

0154257
IDENTIF. # REFERENCE

96 FEB 28 AM 9:17
FELIX Z. WILSCHUTZ REGISTER
DAVIDSON COUNTY, TN.

PICK-UP

QUITCLAIM DEED
TERMINATING TENANCY BY ENTIRETY
VESTING OWNERSHIP AS TENANTS IN COMMON

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS:
Virginia W. Turner Charles H. Turner P.O. Box 957 Hermitage, TN 37076	Same	64-0-58

THIS INDENTURE made this 24th day of January, A.D. 1996 between CHARLES H. TURNER and wife, VIRGINIA W. TURNER, as tenants by the entirety, of Davidson County, in the State of Tennessee ("Grantors"), H. STENNIS LITTLE, JR., Trustee with full power and authority to sell, transfer, exchange and convey, without joinder by or disclosure of the beneficiaries of the trust, and without obligation for third parties dealing with him as Trustee to look to the proper disposition of the proceeds arising from any such transaction ("Trustee"), and CHARLES H. TURNER and wife, VIRGINIA W. TURNER of Davidson County, Tennessee, as tenants in common ("Grantees").

WITNESSETH:

In consideration of the sum of One Dollar ($1.00) and other valuable and good consideration, the receipt and legal sufficiency of which are hereby acknowledged, the Grantors do hereby remise, release and QUITCLAIM unto the Trustee all their right, title and interest in and to the real estate located in Davidson County, Tennessee, described on Exhibit A attached hereto, and for and in consideration of One Dollar ($1.00) and other valuable and good consideration, the receipt and legal sufficiency of which are hereby acknowledged, the Trustee does hereby remise, release and QUITCLAIM unto Grantees, as equal tenants in common all his right, title and interest in and to the real estate located in Davidson County, Tennessee, described on Exhibit A, attached hereto, it being

the intention of Grantors that this conveyance shall vest in Grantees, through the Trustee, undivided one-half (½) interests in each Grantee as tenants in common in the real property and not as tenants by the entirety within the meaning of Tenn. Code Ann. Section 67-4-409(a)(3)(A).

This property is conveyed subject to such limitations, restrictions, and encumbrances as may affect the premises and all the estate, right, title and interest of the Grantors therein.

IN WITNESS, WHEREOF, Grantors and Trustee have executed this Deed the day and year first above written.

Charles H. Turner

Virginia W. Turner

H. Stennis Little, Jr., Trustee

STATE OF TENNESSEE]
COUNTY OF DAVIDSON]

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named, Charles H. Turner, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at NASHVILLE, TENNESSEE, this 26th day of January, 1996.

TERESA M. ROSS NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

NOTARY PUBLIC

My Commission Expires: 7-25-98

STATE OF TENNESSEE]
COUNTY OF DAVIDSON]

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named, Virginia W. Turner, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at NASHVILLE, TENNESSEE, this 24th day of January, 1996.

NOTARY PUBLIC

My Commission Expires: 7-25-98

STATE OF TENNESSEE]
COUNTY OF DAVIDSON]

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named, H. Stennis Little, Jr., with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, TENNESSEE, this 24th day of January 1996.

NOTARY PUBLIC

My Commission Expires: 7-25-98

STATE OF TENNESSEE]
COUNTY OF DAVIDSON]

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. § 67-4-409, and hereby swears and affirms that there is no monetary consideration for this transfer as the purpose of this instrument is to abolish a tenancy by the entirety and that there is no tax due on this transfer.

Virginia W Turner
Affiant

Sworn to and subscribed
before me this 24th day
of January 1996.

Notary Public

My Commission Expires: 7-25-98

fittie\turner\quitclaim.tc

2144 02/28 01:01 03CHECK 20.00

EXHIBIT A

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 Saunderville Road.

Being the same property conveyed to Charles H. Turner and wife, Virginia Turner, by Warranty Deed dated October 2, 1986 from Robert H. Magruder, Jr. and Robert H. Magruder, III, unmarried, of record in Book 7017, Page 481 in the Davidson County Registers Office.

little\turner\exhibit.a