0561215

IDENTIF. & REFERENCE

PICK-UP

THIS INSTRUMENT PREPARED BY:
MARTHA CHILD, ATTORNEY AT LAW
4220 Nolensville Road, Nashville, TN 37211
(615) 834-4300

99 MAR 15 PM 1:08

REGISTER
DAVIDSON COUNTY, TN.

BOOK 11384 PG. 477

QUITCLAIM DEED

New Owner:	Send Tax Bills:	Map & Parcel Nos.
Emma Turner 3744 Westport Drive Nashville, TN. 37218	John Clemmons, Esq. 222 2nd Ave. North Nashville, TN 37201	13D 24755 Map 48-0 Par. 91

For and in Consideration of A Final Decree of Divorce in the Circuit Court for Davidson County, Tennessee, Docket Number 98D-1825, Rufus L. Turner, by these presents do hereby quitclaim and convey unto Emma Turner, her successors and assigns, all my right, title, and interest in and to the following described real estate, in Davidson County, Tennessee, to wit:

0699 03/15 0101 03CHECK 10.00

LAND in the 13th Civil District of Davidson County, Tennessee, being part of Tract No. 1 as described in the deed from W.H. Thompson, Sr., et al, to Howard B. Moore and wife, of record in Book 2735, page 235, Register's Office for said County, the said Tract No. 1 being described according to a survey dated January 3, 1958, by George W. Watkins, Surveyor, and containing 54 acres, more or less.

The said part of said Tract No. 1 is shown as tract Four on a survey dated March 25, 1958, by Z.J. Wilkinson, Surveyor, and is described in part according to a survey made by John B. Kohl, III, Registered Land Surveyor dated December 1, 1972, Job No. W2-863, as follows: BEGINNING at an iron pin in the northeasterly margin of a new road, called Westport Drive at the southwesterly corner of Tract Three (described according to the said Wilkinson survey and being part of Watkins' Tract No.1), conveyed by Howard B. Moore and wife, to Will Charlie Smith and wife, by deed of record in Book 2797, page 169, said Register's Office, and running thence along Will Charlie Smith's southerly line, north 60° 10' east 333.3 ft. to an iron pin at Smith's southeasterly corner, said iron pin lying in the westerly line of Tract Two (of the said Wilkinson survey), conveyed by Moore to Jackson by deed of record in Book 2745, page 22, said Register's Office; thence along the westerly line of Tract Two, south 0° 50' East 195 ft. to an iron pin at the southwesterly corner of Tract Two, said iron pin also marking the northernmost corner of Tract Five (triangular in shape and shown on a later Wilkinson survey, dated "April, 1958"), conveyed by Moore to Charlisle by deed of record in Book 2750, page 138, said Register's Office; thence along Carlisle's northerly line, south 71° 30' West 228 feet to an iron pin in the northeasterly margin of Westport Drive; thence along the same, north 36° 45' West 127.6 feet to the beginning, containing 0.97 acre, more or less.

Being the same property conveyed to Rufus L. Turner and

wife, Emma Turner by deed from William Harold Herron and wife, Muriel Herron of record in Book 4664, page 119, Register's Office for Davidson County, Tennessee.

This conveyance is being made in consideration of a Final Decree of Divorce in the Circuit Court for Davidson County, Tennessee, DOCKET NO.: 98D-1825.

This conveyance subject to the any indebtedness thereon.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value whichever is greater, for this this transfer is -0-.

Rufus L Turner
Affiant

Subscribed and sworn to before me this the 10 day of April, 1998.

My Commission Expires:

11-25-2000

Martha C. Child
NOTARY PUBLIC

Said property is conveyed subject to such limitations, restrictions, and encumbrances as may affect the premises.

Witness my hand this the 10 day of April, 1998.

Rufus L Turner
Rufus L. Turner

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, Rufus L. Turner, the within name bargainor, 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 the 10 day of April, 1998.

My Commission Expires:

11-25-2000

Martha C Child
Notary Public

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