318
1005
JM

THIS INSTRUMENT PREPARED BY:
BASS BERRY & SIMS PLC
315 Deaderick Street, Suite 2700
Nashville, Tennessee 37238

Davidson County DEEDQC
Recvd: 01/09/04 14:21 4pgs
Fees:22.00 Taxes:0.00
20040109-0004054

QUITCLAIM DEED

Address New Owner(s) As Follows:	Send Tax Bills To:	Map Parcel Numbers:
D. Scott Turner c/o Ajax Turner Co. 1045 Visco Drive Nashville, Tennessee 37210	Same	Map 117-6 Parcel 38

WHEREAS, by deeds of record in Book 10867, page 717 and 10867, page 720, Register's Office of Davidson County, Tennessee, JMS, LLC, a Tennessee limited liability company, acquired certain real property described therein; and

WHEREAS, JMS, LLC was administratively dissolved, as evidenced by certificate of administrative dissolution dated December 17, 1999; and

WHEREAS, the sole members of JMS, LLC were Jack B. Turner and D. Scott Turner; and

WHEREAS, Jack B. Turner and D. Scott Turner became the owners of said real property by operation of law upon such dissolution and contributed said real property to JMS Partners, a Tennessee general partnership; and

WHEREAS, D. Scott Turner has acquired the interest of Jack B. Turner in JMS Partners and thus has become the sole owner of said real property by operation of law; and

WHEREAS, the parties have agreed to execute and record this deed so that the records may reflect such ownership;

NOW THEREFORE, JMS, LLC, JMS PARTNERS, and JACK B. TURNER by these presents do hereby quitclaim and convey unto D. SCOTT TURNER, his heirs and assigns, all of their right, title and interest in and to the following-described property:

Land in Davidson County, Tennessee, being the westerly 250 feet of Lot No. 8 on the Plat of Hillsboro Heights, not of record, described according to a survey made by W. B. Southgate, Engineer, May ___, 1910, as follows:

Beginning in the center of Golf Club Road at a point 1250 feet west of the center line of 23rd Avenue South, said point being the northwest corner of the property conveyed to Robert L. Middleton and wife, by deed from Irma Lucile Freeland and husband of record in Book 1163, page 433, Register's Office for said County; thence with the center of said road westwardly 250 feet to the corner of Lots Nos. 8 and 9; thence with the line between said two lots southwardly 370.7 feet to the common corner of Lots Nos. 8, 9, 11 and 12; thence with the line between Lots Nos. 8 and 12 eastwardly 250 feet to the southwest corner of said Middleton property; thence with the westerly line of same northwardly 370 feet, more or less, to the beginning.

Being the same property conveyed to JMS, LLC by Quitclaim Deed of record in Book 10867, page 717, and General Warranty Deed of record in Book 10867, page 720, Register's Office for Davidson County, Tennessee.

The source of this description is the prior deeds.

This is improved property known as: 2317 Golf Club Lane, Nashville, Tennessee, 37215.

IN WITNESS WHEREOF, the undersigned has executed this instrument on this 30 day of December, 2003.

JMS, LLC

By: Jack B. Turner
Its: authorized representative

STATE OF TENNESSEE)
)
COUNTY OF Montgomery)

Personally appeared before me, Christine D. Connell, a Notary Public, Jack B. Turner, with whom I am personally acquainted, who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the authorized representative JMS, LLC, an administratively dissolved limited liability company, and is authorized to execute this instrument on behalf of the limited liability company.

WITNESS my hand, at office, this 30th day of December, 2003.

Christine D. Connell
Notary Public

My Commission Expires: 3/15/2005

JMS PARTNERS

By: _____
Its: Partner

STATE OF TENNESSEE)
)
COUNTY OF Montgomery)

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Jack B. Turner, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath, acknowledged himself to be a partner of JMS PARTNERS, the within named bargainor, a Tennessee general partnership, and that he as such partner executed the foregoing instrument for the purposes therein contained, by signing the name of the general partnership by himself as partner.

WITNESS my hand and seal this 30 day of December, 2003.

_____
Notary Public

My Commission Expires: 3/15/2005

_____
JACK B. TURNER

STATE OF TENNESSEE)
)
COUNTY OF Montgomery)

Personally appeared before me, notary name, a Notary Public, JACK B. TURNER, with whom I am personally acquainted, who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 30 day of December, 2003.

_____
Notary Public

My Commission Expires: 3/15/2005

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $0.00.

Affiant

Subscribed and sworn to before me this 30 day of December, 2003.

Notary Public

My Commission Expires: 3-15-2005

