THIS INSTRUMENT PREPARED BY AND RETURN TO:
COMMONWEALTH TITLE AGENCY OF NASHVILLE, INC.
333 GALLATIN ROAD SOUTH
MADISON, TENNESSEE 37115

ADDRESS NEW OWNER:	MAP/PARCEL NUMBER:
KENNETH W. TURNER, JR. AND JACQUELINE S. TURNER, HUSBAND AND WIFE	MAP 25-12, PARCEL 5
SEND TAX BILLS TO:	
NEW OWNERS	
711 SOUTH DICKERSON ROAD	
GOODLETTSVILLE, TN 37072	

Davidson County DEEDQC
Recvd: 11/09/04 12:00 3pgs
Fees:17.00 Taxes:0.00
20041109-0135046

STATE OF TENNESSEE :

COUNTY OF DAVIDSON :

THERE IS NO MONETARY CONSIDERATION WHATSOEVER FOR THIS TRANSFER, this 5 DAY OF NOVEMBER, 2004.

AFFIANT

SWORN TO AND SUBSCRIBED BEFORE ME THIS 5 DAY OF NOVEMBER, 2004.

NOTARY PUBLIC

MY COMMISSION EXPIRES: 5/24/2008

DENISE C. ALLIS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE

QUITCLAIM DEED

FOR AND IN CONSIDERATION OF THE SUM OF ONE ($1.00) DOLLAR, CASH IN HAND PAID AND OTHER GOOD AND VALUABLE CONSIDERATIONS, the receipt and sufficiency of which are hereby expressly acknowledged, I, PHILIP D. RION, hereinafter referred to as GRANTOR(S), do hereby quitclaim and convey unto KENNETH W. TURNER, JR. AND JACQUELINE S. TURNER, HUSBAND AND WIFE, their successors, heirs and assigns, hereinafter referred to as GRANTEES, all of my right, title and interest in and to certain real estate in Davidson County, Tennessee, said property being more particularly described on Exhibit "A" attached hereto and incorporated herein by reference as if fully set forth herein.

This is unimproved property known as 711 SOUTH DICKERSON ROAD, GOODLETTSVILLE, TENNESSEE 37072.

SAID PROPERTY is conveyed subject to such limitations, restrictions and encumbrances as may affect the premises. See attached EXHIBIT "B".

ALICE F. RION, wife of PHILIP D. RION, the Grantor herein, joins in the herein conveyance for the sole purpose of conveying any right, title and interest she may have in an to the property described herein, marital or otherwise.

WITNESS our hands and seals on this the 5 day of NOVEMBER, 2004.

PHILIP D. RION

ALICE F. RION

STATE OF TENNESSEE:

COUNTY OF DAVIDSON:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Philip D. Rion and wife, Alice F. Rion, the within named bargainors, with whom I am personally acquainted (or who proved TO ME upon satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at MADISON, TENNESSEE, on this the 5 day of NOVEMBER, 2004.

Notary Public

My Commission Expires: 5/24/2008

DENISE C. ALLIS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE

EXHIBIT "A"

TRACT I: Being Lots No 5 on the Plan of the Subdivision of part of Lily Bell Farm, near Goodlettsville, not of record, described according to a survey made by S.M. McMurray Engineering Co., July 1, 1940, as follows:

Lot No. 5: Beginning on the westerly margin of Dickerson Pike at a point 200 feet south of the Southeast corner of the property conveyed to Ben B. Cunningham and wife, by deed from Lily C. Bell, of record in Book 1058, page 511, Register's Office for said County, said point being the corner of Lots Nos. 4 and 5; thence with the line between said two lots, North 77 degrees 40' West 890.3 feet, more or less, to a stake; thence South 18 degrees 55' West 100 feet, to a stake at the corner of Lots Nos. 5 and 6; thence with the line between said two Lots South 77 degrees 40' East 889.3 feet, more or less, to a stake in the westerly margin of the Dickerson Pike; thence with said Pike northwardly 100 feet to the beginning, containing 2 acres, more or less.

INCLUDED in the above description but expressly EXCLUDED from this conveyance is the following property:

Being a portion of that tract of land conveyed to William C. Rion and wife, Ann Kroll Rion, in Book 1580, Page 533, Register's Office for Davidson County, Tennessee, more accurately described according to a survey by Tommy E. Walker, dated 12/20/85, as follows:

Beginning at an iron pin an old fence line, said pin being the SW corner of herein described tract and being the NW corner of William C. Rion property of record in Book 4228, page 249, Register's Office for Davidson County, Tennessee; thence with the east line of Carpenter (Book 4214, page 555) N 25 degrees 34' 04" E 114.24' to an iron pin in said fence line; thence leaving the line of Carpenter S 70 degrees 37' 52" E 251.09' to an iron pin; thence S 28 degrees 51' 38" W 64.12' to an iron pin; thence S 70 degrees 30' 12" E 170.59' to an iron pin in the west line of Crutchfield (Book 3768, page 235); thence with the line of Crutchfield S 25 degrees 33' 21" W 49.98' to an iron pin, said pin being Crutchfield's SW corner and being in the north line of W.C. Rion (Book 4228, page 249); thence with Rion's north line N 70 degrees 40' 00" W 418.05' to the point of beginning containing .843 acres, more or less.

Being a portion of the same property conveyed to PHILIP D. RION AND WIFE, DANA I. RION, by Quitclaim Deed from WILLIAM C. RION, JR. AND WIFE, SHIRLEY D. RION, of record in Book 7005, page 213, Register's Office for DAVIDSON County, Tennessee. Subsequently, DANA I. RION conveyed all of her right, title and interest in and to said property to PHILIP D. RION by Quitclaim Deed, of record in Book 8672, page 353, Register's Office for Davidson County, Tennessee. Subsequently, all of the right, title and interest of DANA I. RION in and to the property identified and described as Lots 5 and 6 of the unrecorded plan of the subdivision of part of the Lily Bell Farm was conveyed by Quitclaim Deed to PHILIP D. RION, of record in Book 10186, page 589, Register's Office for Davidson County, Tennessee.

EXHIBIT 'B'

1. All REAL PROPERTY taxes for the year 2005 and subsequent years, A LIEN, not yet due and payable MAP 25-12, PARCEL 5
2. Unrecorded easements for roads and utilities, if any.

3. Restrictions applicable to Lots 5 and 6 only, of record in Book 7005, Page 213, Register's Office for DAVIDSON County, Tennessee.