Davidson County DEEDQC
Recvd: 01/06/06 16:17 2 pgs
Fees:12.00 Taxes:0.00
20060106-0002518

PREPARED BY:
MONICA D. EDWARDS, ESQ.
1130 8TH AVENUE, SOUTH
NASHVILLE, TENNESSEE 37203

ADDRESS OF NEW OWNERS:
NELSON W. TURNER, ET UX
622 WHISPERING HILLS DRIVE
NASHVILLE, TN 37211

SEND TAX BILLS TO:
SAME

MAP: 52-12
PARCEL 005
1 ID 72580

QUITCLAIM DEED

FOR GOOD AND VALUABLE CONSIDERATION THE SUFFICIENCY OF WHICH IS HEREBY ACKNOWLEDGE, INCLUDING THE ASSUMPTION OF AND PROMISE OF SATISFACTION OF A MORTGAGE PAYABLE TO WASHINGTON MUTUAL HOME LOANS IN THE APPROXIMATE AMOUNT OF $54,300.00, I, JUDY CARNEGIE, CONSERVATOR OF THE PERSON AND ESTATE OF RUBY TURNER, WARD, PURSUANT TO ORDER OF THE 7TH CIRCUIT COURT FOR DAVIDSON COUNTY, TENNESSEE, PROBATE DIVISION, DOCKET NO. 02P-1449, SAID ORDER BEING OF RECORD AS IMAGING NUMBER 6172/2138588 IN THE OFFICE OF THE CLERK OF SAID COURT, DO HEREBY QUITCLAIM AND CONVEY UNTO, NELSON W. TURNER AND WIFE, CHERYL TURNER, ALL RIGHTS, TITLE AND INTEREST HELD BY THE WARD IN HER PROPERTY DESCRIBED AS THE FOLLOWING TRACT OR PARCEL OF LAND LOCATED IN DAVIDSON COUNTY, TENNESSEE TO WIT:

BEING LOT NO. 3 ON THE PLAN OF MARLIN MEADOWS, SECTION NO. 3, NOT OF RECORD AND DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE WESTERLY MARGIN OF RIVER PASS, THE COMMON CORNER OF LOTS 3 AND 28; THENCE WITH THE MARGIN OF SAID RIVER PASS, NORTHEASTWARDLY 169.2 FEET TO THE BEGINNING OF A CURVE; THENCE WITH SAID CURVE, NORTHWARDLY 34.4 FEET TO A POINT IN THE SOUTHWESTERLY MARGIN OF NEELY'S BEND ROAD; THENCE WITH THE MARGIN OF SAID ROAD; NORTHWESTWARDLY 179.45 FEET TO THE COMMON CORNER OF LOTS 2 AND 3; THENCE WITH THE LINE BETWEEN SAID LOTS, SOUTHWESTWARDLY 232.5 FEET TO A CORNER OF LOT 28; THENCE WITH THE LINE BETWEEN LOTS 3 AND 28; SOUTHEASTWARDLY 243 FEET TO THE POINT OF BEGINNING.

BEING THE SAME PROPERTY CONVEYED TO NELSON W. TURNER AND WIFE, IRENE HUGGINS TURNER BY INSTRUMENT OF RECORD IN BOOK 2102, PAGE 81, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. THE PROPERTY IS NOW VESTED IN THE SURVIVING WIFE OF NELSON W. TURNER, SR., RUBY M. TURNER, A LIFE ESTATE, WITH NELSON W. TURNER, JR. HAVING THE REMAINDER INTEREST BY WILL OF NELSON W. TURNER, SR., WHICH IS OF RECORD IN WILL BOOK 174, PAGE 683, PROBATE COURT CLERK'S OFFICE FOR DAVIDSON COUNTY,

Tennessee. The said Irene Huggins Turner having predeceased Nelson W. Turner, Sr., leaving him as surviving tenant by the entirety.

This property is known as 1124 Neelys Bend Road, Madison, TN 37115

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

IN WITNESS WHEREOF, I have hereunto set my hand, on this 5th day of January, 2006.

Judy Carnegie
JUDY CARNEGIE, Conservator of the Person and Estate of Ruby Turner

STATE O F TENNESSEE)
)
COUNTY OF DAVIDSON)

On this the 5th day of January, 2006, before me personally appeared JUDY CARNEGIE, Conservator of the Person and Estate of Ruby Turner, bargainor, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledges that she is the fiduciary as above set forth and that she executed the within instrument for the purposes therein contained.

Jana Herrera
NOTARY PUBLIC

My Commission Expires NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 24, 2007

STATE O F TENNESSEE)
)
COUNTY OF DAVIDSON)

I/we hereby swear or affirm that the actual consideration for this transfer is NO ($-0-) DOLLARS.

Nelson W. Turner Jr.
NELSON W. TURNER, affiant

Cheryl Turner
CHERYL TURNER, affiant

SWORN to and *SUBSCRIBED* before me on this 6 day of January, 2006.

Margie Willis
NOTARY PUBLIC

MARGIE WILLIS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires May 30, 2007