PICK-UP

QUITCLAIM DEED

Davidson County DEEDQC
Recvd: 04/25/07 10:03 6 pgs
Fees:32.00 Taxes:0.00
20070425-0049157

THIS INSTRUMENT WAS PREPARED BY:
David E. Heller, Esq.
Drescher & Sharp, P.C.
1720 West End Ave
Suite 300
Nashville, Tennessee 37203

Address New Owner:
Steve W. Turner, Trustee
13624 Old Hickory Blvd.
Cane Ridge, TN 37013

Send Tax Bills To:
Same

Map & Parcels: See Below

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid to the GRANTORS, Steve W. Turner and Gail B. Turner, husband and wife, by the hereinafter named GRANTEE, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the Steve W. Turner Revocable Trust, Steve W. Turner and Gail B. Turner as Co-Trustees (the "Trust") are filing this quit claim deed for the purposes of consolidating the herein set forth four (4) tracts or parcels of land, as they previously were consolidated prior to their transfer to the Trust. The certain tracts or parcels of land in are more particularly described as follows:

Tract 1: Map & Parcel – 182-00-0-172.00
Land situated in the 5th Civil District of Davidson County, Tennessee, and being a portion of the property of Clarence Ray Walker and wife, Imogene H. Walker, by Deed of record in Book 3278, Page 30, Register's Office for said County, and being described according to a survey by Robert L. Spears, Registered Land Surveyor #126 dated December 5, 1994, amended January 3, 1995, as follows:

BEGINNING at an iron rod in the westerly property line of William T. Chick, as of record in Book 6148, Page 259, said Register's Office, said point being the northeasterly corner of the property of Thomas C. Crosby as of record in Book 7780, Page 552, said Register's Office (the said Thomas C. Crosby having since conveyed the property to Steve W. Turner and wife Gail B. Turner, as of record in Book 9510, Page 482, said

Register's Office) and the southeasterly corner of the subject tract, said point also being in the centerline of an old lane;

Thence with Crosby's (now Turner's) northerly line, being the centerline of an old lane, North 83 Deg 26 Min 11 Sec West, 628.63 feet to an iron rod;

Thence with the property of Claude A. Briley as of record in Book 874, Page 648, said Register's Office, North 6 Deg 03 Min 26 Sec East, 394.83 feet to a post;

Thence North 4 Deg 52 Min 42 Sec East, 386.08 feet to an iron rod;

Thence with the property of Sally H. Wingler, as of record in Book 2650, Page 451, said Register's Office, South 83 Deg 22 Min 43 Sec East, 616.01 feet to an iron rod;

Thence with the remaining property of Clarence Ray Walker, South 4 Deg 36 Min 05 Sec West, 769.16 feet to an iron rod;

Thence with the property of William T. Chick, South 0 Deg 53 Min 44 Sec West; 11.46 feet to the point of beginning, and containing 11.11 acres more or less.

BEING the same property conveyed to Steve W. Turner and Gail B. Turner, husband and wife, by deed from Clarence Ray Walker and Imogene H. Walker, husband and wife, of record in Book 9564, Page 430, Register's Office for Davidson County, Tennessee.

BEING the same property conveyed to Clarence Ray Walker and Imogene H. Walker, husband and wife, by deed from Hershel Burns, of record in Book 3278, Page 30 Register's Office for Davidson County, Tennessee.

Tract 2: Map & Parcel - 182-00-0-200.00

Land situated in the 5th Civil District of Davidson County and being particularly described as follows:

BEGINNING at an iron rod in the easterly line of property of Steve Turner, said point being the southwesterly corner of the subject tract; thence with the Turner property, North 4 degrees 36 minutes 05 seconds East 769.16 feet to an iron rod; thence with the Sally Wingler property and remaining property of Walker, South 83 degrees 22 minutes 43 seconds East 564.97 feet to an iron rod; thence with the remaining property of Walker and Randall Joe Walker, South 3 degrees 28 minutes 29 seconds, East 560.33 feet to an iron rod on the southwesterly corner of the Randall Joe Walker property; thence with the property of Charles Hann, North 87 degrees 13 minutes 12 seconds West, 137.01 feet to an iron rod; thence South 15 degrees 32 minutes 48 seconds West 187.92 feet to an iron rod; thence with property of William Chick, North 86 degrees 04 minutes 56 seconds West 470.75 feet to the point of beginning, and containing 9.8 acres, more or less.

BEING the same property conveyed to Steve W. Turner and Gail B. Turner, husband and wife, by deed of record in Instrument Number 20006020055173, Register's Office for Davidson County, Tennessee.

BEING a part of the same property conveyed to Clarence Ray Walker and wife, Imogene H. Walker by deed of record in book 3278, Page 30, Register's office for Davidson County, Tennessee.

Tract 3: Map & Parcel - 182-00-0-217.00

A tract of land in the 31st Councilmanic District, formerly the 5th civil District of Davidson County, Tennessee, and more particularly described according to a survey by Robert J. Morris, September 17, 1988, as follows:

BEGINNING at an iron pin set in the northerly right-of-way of Old Hickory Boulevard, said iron pin being 1962.9 feet, plus or minus, east of Whittemore Land; thence leaving said right-of-way, N 8 deg. 56' 23" E, 1135.10 ft. to an iron pin; thence S 89 deg. 56' 54" W, 184.51' to an iron pin; thence N 12 deg. 10' 31" E, 694.90' to an iron pin set in the center of an abandoned road bed; thence with said abandoned road S 80 deg. 27' 8" E, 637.29' to an iron pin set in the center of said road bed; thence S 6 deg. 44' 16" W and crossing a concrete monument at 161.09 feet continuing on with a total distance of 687.86 feet to an existing concrete monument; thence S 6 deg. 45' 25" W, 396.46' to an existing iron pin; thence N 84 deg. 04' 29" W, 192.07' to an iron pin; thence N 85 deg. 58' 40" W 187.93' to an iron pin; thence S 8 deg. 56' 23" W, 674.04' to an iron pin set in the northerly right-of-way of Old Hickory Boulevard; thence with said right-of –way N 84 deg. 32' 03" W, 157.00' to POINT OF BEGINNING, and containing 18.0 acres, more or less.

BEING the same property conveyed to Steve W. Turner and Gail B. Turner, husband and by deed from Thomas C. Crosby and Helen B. Crosby, husband and wife, of record in Book 9510, Page 482, Register's Office, Davidson County, Tennessee.

BEING the same property conveyed to Thomas C. Crosby and Helen B. Crosby, husband and wife, by deed from Patricia C. Smith and husband, Gene Horace Smith, of record in Book 7675, Page 690, register's Office, Davidson County, Tennessee. The said Thomas C. Crosby and Helen B. Crosby, husband and wife, then quitclaimed their interest in said property to Harold Reeves, Trustee, by quitclaim deed appearing in record in Book 7780, Page 552, said Register's Office. Harold Reeves, Trustee, then quitclaimed his interests in said property to Thomas C. Crosby and Helen B. Crosby, husband and wife, and Thelma P. Crosby, a one-third (13) interest each by quitclaim deed appearing of record in Book 7780, Page 552, said Register's Office. The said Thelma P. Crosby died testate on October 25, 1991, and by the terms of her Last Will and Testament appearing of record in Will book 177, page 493, Probate Clerk's Office for Davidson County, Tennessee, devised her interests in said property to Thomas C. Crosby. See also Executor's Deed appearing of record in book 8547, Page 178, said Register's Office.

Tract 4: Map & Parcel - 182-00-0-218.00

A tract of land in the 31st Councilmanic District, formerly the 5th civil District of Davidson County, Tennessee, and more particularly described according to a survey by Robert J. Morris, September 17, 1988, as follows:

BEGINNING at an iron pin set in the northerly right-of-way of Old Hickory Boulevard, same being a common corner with the Patricia D. Griffith property; thence leaving said right-of-way N 9 degrees 17' 12" E, 842.35' to an iron pin; thence N 12 degrees 10' 31" E, 270.10' to an iron pin; thence N 89 degrees 56' 54" E, 184.51' to an iron pin; thence S 8 degrees 56' 23" W, 1135.10' to an iron pin set in the northerly right-of-way of Old Hickory Boulevard; thence with said right-of-way two calls: N 84 degrees 32' 03" W, 128.59' to iron pin; thence N 79 degrees 28' 40" W, 74.26" to the POINT OF BEGINNING, and containing 5.1 acres, more or less.

BEING the same property conveyed to Steve W. Turner and Gail B. Turner, husband and by deed from Thomas C. Crosby and Helen B. Crosby, husband and wife, of record in Book 9510, Page 482, Register's Office, Davidson County, Tennessee.

BEING the same property conveyed to Thomas C. Crosby and Helen B. Crosby, husband and wife, by deed from Patricia C. Smith and husband, Gene Horace Smith, of record in Book 7792, Page 900, register's Office, Davidson County, Tennessee.

This is improved property known as 13624 Old Hickory Boulevard, Cane Ridge, Tennessee 37013

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

[Signature Page to follow]

IN WITNESS WHEREOF, the GRANTOR has hereunder set his/her hand this 25th day of April, 2007.

GRANTOR:

STEVE W. TURNER, Co-Trustee

GAIL B. TURNER, Co-Trustee

STATE OF TENNESSEE)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Steve W. Turner and Gail B. Turner, Co-Trustees of the Steve W. Turner the within named parties, with whom I personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes contained therein.

Witness my hand and official seal, this the 25th day of April, 2007.

NOTARY PUBLIC

My commission expires: 3-31-2010

SHERYL BAUMER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration for this transfer is $0.00.

Affiant

Subscribed and sworn to before me, this the 25th day of April, 2007.

Notary Public

My Commission Expires: 3-31-2010

SHERYL BAUMER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON