BILL GARRETT, Davidson County
Trans:T20110048374 DEEDQC
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Fees:17.00 Taxes:0.00
20110808-0060852

THIS INSTRUMENT PREPARED BY: **LEE BORTHICK**
Attorney at Law
Springfield, Tennessee 37172
Based on information provided by the parties.

QUITCLAIM DEED

ADDRESS OF NEW OWNER	SEND TAX BILL	MAP & PARCEL
JOHN LEE TURNER and/or DEBORAH SPENCER TURNER as Trustees Of the JOHN LEE TURNER and DEBORAH SPENCER TURNER Revocable Living Trusted Dated August 27, 2004 8518 Allman Road Lenexa, KS 66219	SAME	62 P/O 261

STATE OF KANSAS)
COUNTY OF JOHNSON)

The actual consideration or value, whichever is greater, for this transfer is $0.00.

Sworn to and subscribed before me, this 5 day of August 2011.

Deborah S. Turner
AFFIANT

NOTARY PUBLIC - - State of Kansas
ERIC KERR
My Appt. Exp. 8/2/2014

Eric Kerr
NOTARY PUBLIC

My Commission expires: 8/2/2014

FOR AND IN CONSIDERATION OF the sum of ten dollars, cash in hand paid by the hereinafter named "Grantee" and other good and valuable consideration, the receipt of which is hereby acknowledged, **DEBORAH SPENCER TURNER,** "Grantor," does hereby quitclaim and convey unto **JOHN LEE TURNER AND/OR DEBORAH SPENCER TURNER, AS TRUSTEES OF THE JOHN LEE TURNER AND DEBORAH SPENCER TURNER REVOCABLE LIVING TRUST DATED AUGUST 27, 2004** "grantees," their heirs and assigns, her **undivided one-third interest** in and to the following described property in Davidson County, Tennessee. Deborah Spencer Turner acquired her undivided one-third interest in the real estate described below through the Estate of James R. Spencer. The Will of James R. Spencer, dated September 19, 1985, was probated in the Probate Court of Robertson County, Tennessee, Docket No. 21602. The Will of James R. Spencer is recorded in Will Book 23, Page 115, in the Probate Court of Robertson County, Tennessee.

A certain tract or parcel of land located in the 3rd Civil District of Davidson County, being more particularly described as follows, to-wit:

> Land in the 3rd, formerly 2nd, Civil District of Davidson County, Tennessee, in what is know as Pennington's Bend, or McSpadden's Bend, of the Cumberland River, and being designated as the "Harper Tract" of 2.85 acres, and described according to a survey prepared by Lawrence Kelly, Surveyor, on April 26, 1950, as follows:
>
> Said "Harper Tract" is described as beginning at a point in the center line of Old Haysboro Road, at the northwest corner of the said "Harper Tract", in the east line of the Orndorf land; thence along Harper's north line, south 84° 15' east 591.5

feet to a planted stone; thence south 1° west 211 feet to the northeast corner of Tract 1 of said Forkum Subdivision; thence with the north line of Tract 1, north 84° 15' west 591.5 feet to a point in the center line of Old Haysboro Road; thence with the center line of same, north 1° east 209 feet to the beginning.

Being the same property conveyed to James R. Spencer and wife, Glyndon W. Spencer, By deed from Sam Harper and wife, Ona Lee Harper, in a deed of record in Deed Book 82, Page 292, Register's Office of Davison County, Tennessee.

EXCLUSION:
INCLUDED in the above described Tract but specifically EXCLUDED from this conveyance is the following described tract of land conveyed to Billy Batson and wife, Jean Batson by James Melvin Spencer, Executor of the Estate of James R. Spencer, in a deed appearing of record in Instrument No. 20110513-0037015, Register's Office for Davidson County, Tennessee, to-wit:

Beginning at an iron pin (old), in the easterly margin of Pennington Bend Road, the southwest corner of a tract of land which belongs to William A. Strasser, having a deed reference in Deed Book 11219, Page 138, RODCT, the northwest corner of this tract, and continuing as follows: S 84° 15' 00" E, 181.88 feet to an iron pin (new), in the southerly boundary of said tract of land which belongs to William A. Strasser; thence with a new line, as follows: S 01° 17' 39" W, 76.23 feet to an iron pin (new); thence, N 88° 42' 21" W, 181.33 feet to an iron pin (new), in the easterly margin of Pennington Bend Road; thence, N 01° 17' 39" E, 90.36 feet, to the point of beginning, containing **0.35 acres**, as surveyed by Steven E. Artz, Tennessee License No. 1708, d/b/a, Steven E. Artz & Associates, Inc., 4779 Highway 41 North, Springfield, Tennessee 37172, dated October 22, 2010.

The above described tract of land is served by and subject to a 20' Common Driveway Easement, as described below:

20'Common Driveway Easement

Beginning at a point, in the easterly margin of Pennington Bend Road, said point being located from an iron pin (old), in the easterly margin of Pennington Bend Road, the southwest corner of a tract of land which belongs to William A. Strasser, having a deed reference in Deed Book 11219, Page 138, RODCT, S 01° 17' 39" W, 80.36 feet, **to the point of beginning**, the northwest corner of this easement, and continuing with a new line, as follows: S 88° 42' 21" E, 135.00 feet; thence S 01° 17' 39" W, 20.00 feet; thence, N 88° 42" 21" W, 135.00 feet; thence, N 01° 17' 39" E, 20.00 feet, to the point of beginning, containing **2,700 Square Feet**, as surveyed by Steven E. Artz, Tennessee License No. 1708, d/b/a, Steven E. Artz & Associates, Inc., 4779 Highway 41 North, Springfield, Tennessee 37172, dated October 22, 2010.

BEING a portion of that property which was conveyed to James R. Spencer, et ux, by Sam Harper, et ux, in a deed of record which is recorded in Deed Book 2290, Page 261, Register's Office for Davidson County, Tennessee, (RODCT).

Deborah Spencer Turner
DEBORAH SPENCER TURNER

STATE OF Kansas)

COUNTY OF Johnson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **DEBORAH SPENCER TURNER,** bargainer, with whom I am personally acquainted (or proved to me on basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes contained therein.

Witness my hand and seal of office this 5 day of August 2011, at Commerce Bank, _____.
21800 Midland Dr.
Shawnee, KS 66218

Eric Kerr
NOTARY PUBLIC

My commission expires: 8/2/2014

NOTARY PUBLIC - - State of Kansas
ERIC KERR
My Appt. Exp. 8/2/2014