RECORD & RETURN TO:
Community Title Company
2200 Abbott Martin Road, Ste. 201
Nashville, TN 37215

Davidson County DEEDQC
Recvd: 09/11/15 14:00 5 pgs
Fees:27.00 Taxes:0.00
20150911-0092570

QUITCLAIM DEED	CONVEYANCE TO THE METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY, TENNESSEE- EXEMPT

THIS INSTRUMENT WAS PREPARED BY:
John Cobb Rochford
Community Title Company, LLC
2200 Abbott Martin Road
Nashville, TN 37215
Our File Number: 2004-BDFD

NAME/ADDRESS OF NEW OWNERS:	SEND TAX BILLS TO:	MAP – PARCEL #
Metropolitan Government of Nashville and Davidson County	EXEMPT	Map 174; Parcels 118, 119, 121, and 074

KNOW ALL MEN BY THESE PRESENTS that Edward F. Turner and Marvin R. Turner, for and in consideration of the sum of Ten ($10.00) Dollars, cash in hand paid, the receipt of which is hereby acknowledged, has bargained and sold, and does hereby convey, remise, release and forever quitclaim unto Metropolitan Government of Nashville and Davidson County, its successors and assigns, its entire right, title and interest in certain tracts or parcels of land in Davidson County, State of Tennessee, being more particularly described in EXHIBIT A, which is attached hereto and incorporated herein by this reference ("the Property").

The subject Property is not and has never been the usual place of residence of either of the GRANTORS.

This instrument and the interest hereby released and quitclaimed are subject to such limitations, restrictions and encumbrances as may affect the premises.

WITNESS our hands on the 10th day of September, 2015.

Edward F. Turner

Marvin R. Turner

STATE OF TENNESSEE, COUNTY OF DAVIDSON

On September 10, 2015, before me personally appeared Edward F. Turner, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same as his free act and deed.

Witness my hand and official seal on September 10, 2015.

NOTARY PUBLIC

My Commission Expires: 9-11-17

DIANNE R. SIMS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE, COUNTY OF DAVIDSON

On , before me personally appeared Marvin R. Turner, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same as his free act and deed.

Witness my hand and official seal on September 10, 2015.

NOTARY PUBLIC

My Commission Expires: 9-11-17

DIANNE R. SIMS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

EXHIBIT A
The Property

Tract #1: Beginning at an iron pin on the North margin of an existing fifty foot right-of-way, this right-of-way being Tract #2 hereinafter described; thence with the North margin of said right-of-way, North 89 deg. 32 min. 47 sec. West, 121.23 ft. to an iron pin, thence with a curve to the left, delta of 57 deg. 37 min. 53 sec, radius of 143.75 feet a distance of 169.74 feet to an iron pin, thence South 32 deg. 49 min. 18 sec. West, 142.69 ft. to an iron pin, then with a curve to the right delta of 63 deg. 20 min. 14 sec. radius of 129.69 a distance of 115.73 ft. to an iron pin, then North 83 deg. 50 min. 29 sec. West 244.59 ft. to an iron pin, then leaving right-of-way, North 04. deg. 54 min. 37 sec. East, 437.60 ft. to the center of Mill Creek, thence with said center, North 79 deg. 36 min. 23 sec. East, 386.60 ft., North 71 deg, 24 min. 43 sec. East, 278.32 ft., thence leaving creek, with the West line of Saad, South 00 deg. 23 min. 37 sec. East passing an iron pin at 47.6 ft., in all a distance of 377.14 ft. to the beginning; containing 6.37 acres more or less, and being part of Book 1555, Page 8, Fifth Civil District, Davidson County, Tennessee.

Tract #2: Beginning at a point in the West right-of-way line of Pettus Road, which point is 156.90 ft. South of the common corner of George Stephens and E. Saad. Then North 83 deg. 49 min. 42 sec. West 215.41 feet to a point. Thence North 61 deg. 42 min. 38 sec. West 397.96 ft. to a point, thence North 60 deg. 12 min. West 99.61 ft. to a point, thence North 52 deg. 47 min. 43 sec. West 119.80 ft. to a point; thence South 73 deg. 57 min. 09 sec. West 211.46 ft. to a point. This line being the Southern boundary line of the Ellis Saad 10.18 acres which have been previously conveyed by the Grantor herein. Thence continuing North 89 deg. 32 min. 47 sed. West 121.23 ft. to a point, said point being the beginning of a curve to the left. Thence South 180 deg. Approximately 50 ft. to a point, which point is the return of said curve as shown by an unrecorded survey made by Perry A. Chappelaine, Jr., dated May 12, 1979. Thence South 89 deg. 32 min. 47 sec. East 121.98 ft. to a point. This point being the common corner of the Northwest corner of Mark Stephens and the Grantor. Thence South 89 deg. 32 min. 42 sec. East 206.80 ft. to a point. Thence North 73 deg. 57 min. 09 sec. East 193.64 ft. to a point, thence South 52 deg. 47 min. 43 sed. East 193.64 ft. to a point, thence South 60 deg. 12 min. East 103.50 ft. to a point, thence South 61 deg. 42 min. 38 sec. East 408.39 ft. to a point, thence South 83 deg. 49 min. 42 sec. East 225.10 ft. to a point, thence with the same line and bearing continuing 38.15 ft. to a point in the West right-of-way line of Pettus Road, thence North along said right-of-way 50 ft. to the point of beginning. This tract #2 is a 50 ft. strip which lies between the property of Mark Stephens and that of the Ellis Saad and contains 1.57 acres more or less. The Grantor herein reserves for herself, her heirs and assigns, a right-of-way for ingress and egress over this strip from Pettus Road to her adjoining property which borders on the West side of the property herein conveyed.

Tract #3: Beginning at an iron pin on the North margin of an existing 50 foot right-of-way, this right-of-way being tract #2 conveyed to the Grantors herein by deed of record in Book 5460, Page 992, Register's Office for said County; thence North 89 deg. 32 min. 47 sec. West 121.98 feet to a point; thence N 00 deg. 23 min. 34 sec. West 50 ft. to a point; thence Southerly around a curve having a radius of 143.75' delta 57 deg. 37 min. 53 sec. a distance of 169.74 ft. to a point; thence South 32 deg. 49 min. 18 sec. West 142.69 ft. to a point; thence Southerly with a curve having a radius 129.69' delta 63 deg. 20 min. 14 sec. for a distance of 115.73 ft. to a point; thence North 83 deg. 50 min. 29 sec. West 244.59 ft. to a point; thence South 4 deg. 54 min. 37 sec. East 50 ft. to a point; thence South 83 deg. 50 min. 29 sec. East 695.30 ft. to a iron pin; thence North 00 deg. 23 min. 37 sec. East 297.73 ft. to the point of beginning.

Being the same property conveyed by Installment Deed from Samuel L. Birchett and wife, Mary Ann Birchett and Virginia R. Birchett to Melvin B. Turner, Sr., as recorded on the 29th day of September, 1983 in Deed Book 6147, Page 599 and Quitclaim Deed from James N. Bryan, Jr. Trustee to Edward F. Turner and Marvin R. Turner, as joint tenants without the right of survivorship, as recorded on the 5th day of March, 2009 in Instrument No. 20090305-0019881, in the Register's Office of Davidson County, Tennessee.

Tract #4: Beginning in the North right-of-way line of a 50 foot easement, said easement as referred to in a partial release from Ruth Virginia Stephens to Ellis J. Saad and wife, Kathy D. Saad, as recorded in Book 5203, Page 418, said point being 712.98 feet West of the West right-of-way line of Pettus Road; thence Westerly following the said Northern right-of-way line of said easement 531.55 feet more or less to a point in the East line of property conveyed by Ruth P. Stephens to Sam Birchett, et. al.; thence in a Northerly direction along said right-of-way line 377.14 feet to a point in the middle of Mill Creek; thence in a Northeasterly direction along the center of Mill Creek 722.17 feet more or less to a point; thence South 81 degrees 31' and 30" East 60 feet more or less to an iron pin which is in the East boundary line of this property and the property belonging to George Stephens. Reference is hereby made to an instrument in Book 4588, Page 165; thence along the West boundary line of the George Stephens property 506.66 feet more or less to an iron pin; thence South 47 degrees 3' 54" West 270.39 feet, more or less, to the point of beginning, containing 7.34 acres more or less.

Included in this conveyance and transferred to Grantees are all of the rights of Harold C. Johnston and wife, Guy N. Johnston in an easement of record in Book 5597, page 669, Register's Office for Davidson County, Tennessee.

Being the same property conveyed by Warranty Deed from Harold C. Johnston and wife, Guy N. Johnston to Melvin B. Turner, Sr., as recorded on the 31st day of January, 1983 in Deed Book 6000, Page 265 and Quitclaim Deed from James N. Bryan Jr. Trustee to Edward F. Turner and Marvin R. Turner, as joint tenants without the right of survivorship, as recorded on the 5th day of March, 2009 in Instrument No. 20090305-0019878, in the Register's Office of Davidson County, Tennessee.

Tract #5: Land lying in the 5th, formerly 6th Civil District of Davidson County, TN, more particularly described as follows:

Beginning at a point in the Northerly boundary of Pettus Road, thence with the radius of said Pettus Road Westerly 590.9 feet to a point, thence North 26 deg. 27' West 153.6 feet to a point, thence North 45 deg. 00' West 194.2 feet to a point, thence North 5 deg. 00' East 244.3 feet to a point, thence North 49 deg. 15' east 194.8 feet to the common boundary line 644.0 feet to a point in the Northerly boundary of Pettus Road, being the beginning point, containing 4.22 acres more or less, according to a boundary survey of Donald R. Carver dated April 15, 1971.

Being the same property conveyed by Warranty Deed from Edgar J. Sadler and wife, Juanita F. Sadler to Melvin B. Turner, Sr., as recorded on the 9th day of April, 1997 in Deed Book 10411, Page 969 and Quitclaim Deed from James N. Bryan Jr. Trustee to Edward F. Turner and Marvin R. Turner, as joint tenants without the right of survivorship, as recorded on the 5th day of March, 2009 in Instrument No. 20090305-0019879, in the Register's Office of Davidson County, Tennessee.

Certificate of Authenticity

I, John Cobb Rochford, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee

County of Davidson

Personally appeared before me, Brenda Zitzman, a notary public for this county and state, John Cobb Rochford, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

BRENDA ZITZMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary's Signature

My Commission Expires: 11-6-2017