Address New Owner as follows:	Send tax bills to:	Map-Parcel No:
Don C. Bruce and wife, Joan Bruce 392 Willow Bough Lane Old Hickory, Tennessee 37138	Same	106-2-59

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, ERVIN M. ENTREKIN, TRUSTEE, with full power to mortgage, sell, transfer and convey without the joinder of any beneficiary, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto DON C. BRUCE and wife, JOAN W. BRUCE, hereinafter called the Grantees, their heirs and assigns, a certain tract of land in the County of Davidson, State of Tennessee, described as follows, to-wit:

> LAND in Davidson County, Tennessee, being lot No. 1 on Section 14 of Elm Hill Business Center, as shown on Plan of record in Book 5190, page 509, Register's Office for Davidson County, Tennessee, and more particularly described as follows:
>
> Beginning at an iron pin in the Northern R.O.W. margin of Old Tree Court said pin also being 318.0 feet east of the centerline of Twin Elms Drive; thence leaving said R.O.W. N 10° 39' 06" E 221.36 feet to an iron pin; thence S 57° 41' E 253.03 feet to an iron pin; thence S 58° 39' 02" W 185.22 feet to a concrete monument in the R.O.W. of Old Tree Court; thence with the chord of said curve, having a radius of 60.0 feet and a length of 93.63 feet, N 76° 03' 27" W 84.41 feet to a point the beginning of another curve having a radius of 60.0 feet and a length of 15.98 feet; thence with the chord of said curve S 66° 51' 46" W 15.93 feet to the point of beginning, said tract containing an area of 0.70 acres, more or less.
>
> BEING a portion of the same property vested in Ervin M. Entrekin, Trustee, with full power to mortgage, sell, transfer and convey without the joinder of any beneficiary, by Order of the Probate Court of Davidson County, Tennessee, Docket No. 69780, entered on January 19, 1982 in Minute Book 275, page 621, a copy of which is recorded in Book 5843, page 907, said Register's Office, the same being the property described therein as Tract I, Elm Hill Business Center.

TO HAVE AND TO HOLD the said tract of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs and assigns forever.

AND I DO COVENANT with the said Grantees that I am lawfully seized and possessed of said property, that I have a good right to convey it, and that the same is unencumbered except for taxes for 1983 which have been pro-rated and will be assumed by the Grantees herein; Restrictive Covenants recorded in Book 5203, page 257, said Register's Office for Elm Hill Business Center; By-laws of Elm Hill Business Center Property Owner's Association, Inc., of record in Book 5203, page 261, said Register's Office; and the Plan of record in Book 5190, page 509, said Register's Office, which shows an owner's certificate and a 10-foot easement for public utility and drainage purposes along the northerly line of the premises.

THIS CONVEYANCE is further subject to any state of facts and conditions an accurate survey and personal inspection of the premises would disclose; to encroachments, all legal highways, zoning ordinances, building restrictions, conditions, limitations and reservations of record, and public utility and other easements, if any, of record or which may have been imposed thereon.

02/25 11:30 CHECK

9397

AND I DO further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said Grantees, their heirs and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, I have hereunto set my hand on this the 24th day of February, 1983.

Ervin M. Entrekin, trustee

ERVIN M. ENTREKIN, TRUSTEE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named ERVIN M. ENTREKIN, TRUSTEE, the bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee on this the 24th day of February, 1983.

Patty J. Welch

NOTARY PUBLIC

My commission expires:

1-29-86

PATTY J. WELCH NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $40,500.00.

John N. Popham

AFFIANT

Sworn to and subscribed before me this the 24th day of February, 1983.

Patty J. Welch

NOTARY PUBLIC

My commission expires:

1-29-86

PATTY J. WELCH NOTARY PUBLIC DAVIDSON COUNTY, TEN.

This instrument was prepared by:

JOHN N. POPHAM, Attorney
TUNE, ENTREKIN & WHITE
26th Floor, First American Center
Nashville, Tennessee 37238

RUSH

IDENTIF. REFERENCE

FEB 25 | 32 PM '83

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

H 32878

OFFICIAL RECEIPT

FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF

FOR

BOOK 6011 PAGE 639

CO -CONVEYANCE	CC -CERTIFIED COPY	MISC -MISCELLANEOUS
MO -MORTGAGE	REL -RELEASE	CO TX -STATE TAX CONVEY
WD -WARRANTY DEED	UCC -UNIFORM COMMERCIAL CODE	MO TX -STATE TAX MORT
TD -TRUST DEED		PRFEE -PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			40500.00- CO	
			105.30 CO TX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK	111.80-
9397A	02/25/83		BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

H 32878

IDENTIF. REFERENCE

FEB 25 1 32 PM '83

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 931491