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QUITCLAIM DEED

Map: 133-15
Parcel: 112
THIS INSTRUMENT PREPARED BY:

OWNER & TAX BILLS, SAME

WILLIAM B. BRUCE
Attorney at Law
1610 Parkway Towers
Nashville, TN 37219

FOR AND IN CONSIDERATION OF Fifteen Thousand Dollars ($15,000), and for the express purpose of making a conveyance to WILLIAM B. BRUCE in accordance with the terms and conditions contained therein, We, RICHARD C. WALLACE and SUSAN T. WALLACE, by these presents do hereby transfer, quitclaim and convey unto the said WILLIAM B. BRUCE, his successors, heirs and assigns, the following described real estate in Davidson County, Tennessee, as follows:

> Being a 2.94, more or less, acre tract of land lying in the 1st Civil District of Davidson County, Tennessee, said tract further described as being the F. C. Wallace and others property as of record in Book 4951, page 313, Register's Office for Davidson County, Tennessee.
>
> Beginning at a point lying on the northerly margin of Welshwood Drive, said point further described as lying 226.78, more or less, feet west of the return point of Nolensville Road and point further described as being the southwest corner of Lot No. 2 on the Plan of Welshwood Park, Section 3, as of record in Book 4350, page 8, Register's Office Davidson County, Tennessee; thence running with the said margin of Welshwood Drive south 76 degrees 01 minutes 30 seconds west a distance of 89.98 feet to the beginning of a curve; thence around a curve having a radius of 456.56 feet, to the right a distance of 61.52 feet to the southeast corner of Lot No. 5 on the Plan of Welshwood Park, Section VI, as of record in Book 4470, page 177, Register's Office Davidson County, Tennessee; thence leaving said margin of Welshwood Drive and running with the easterly line of said Lot No. 5 north 16 degrees 47 minutes west a distance of 268.7 feet to the beginning of a curve; thence around said curve, having a radius of 2855.8 feet to the left a distance of 315.97 feet to a point lying on the southerly line of the Mary Hicks Proctor property thence leaving the said line of Lot No. 5 and running with the southerly line of Mary Hicks Proctor north 68 degrees 33 minutes 30 seconds east a distance of 400.13 feet to the westerly margin of Nolensville Road; thence leaving the said line of Mary Hicks Proctor and running with the said westerly margin of Nolensville Road in a southeastern direction around a curve, having a radius of 3255.80 feet to the right a

distance of 50 feet to the northeast corner of Lot No. 11 on the Plan of Welshwood Park, Section II, as of record in Book 4715, page 55, Register's Office Davidson County, Tennessee; thence leaving the said margin of Nolensville Pike and running with the northerly line of said Lot No. 11 south 73 degrees 13 minutes west a distance of 150 feet to the northwest corner of said Lot No. 11; thence running with the westerly line of said Lot No. 11 south 21 degrees 10 minutes 03 seconds east a distance of 98.37 feet to the southwest corner of Lot No. 11; running with the southerly line of said Lot No. 11 north 73 degrees 13 minutes east a distance of 0.20, more or less, feet to the northwest corner of Lot No. 7 on the Plan of Welshwood Park, Section 8, as of record in Book 4595, page 130, Register's Office Davidson County, Tennessee; thence running with the westerly line of said Lot No. 7, south 19 degrees 25 minutes 34 seconds east a distance of 99.99, more or less, feet to a point lying on the northerly line of Lot No. 6 on the Plan of Welshwood Park, Section 7, as of record in Book 4595, page 77, Register's Office Davidson County, Tennessee; thence running with the said northerly line of Lot No. 6 south 73 degrees 13 minutes west a distance of 49.39 feet to the northwest corner of said Lot No. 6; thence running with the said westerly line of Lot No. 6, south 17 degrees 03 minutes 46 seconds east a distance of 149.99, more or less, feet to the southwest corner of said Lot No. 6; thence south 73 degrees 13 minutes west a distance of 38.65 feet to a point; thence south 13 degrees 58 minutes 30 seconds east a distance of 229.97 feet to the point of beginning, containing 2.94, more or less, acres.

Being the same property conveyed to Richard C. Wallace and Susan T. Wallace by deed from Commerce Union Bank, Executor of the Estate of Hardin H. Conn, Deceased, of record in Book 5481, page 541, Register's Office for Davidson County, Tennessee.

To have and to hold the said real estate, with appurtenance, estate, title and interest thereto belonging to the said WILLIAM B. BRUCE, his successors, heirs and assigns forever. 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 23rd day of December, 1985.

Richard C. Wallace
RICHARD C. WALLACE

Susan T. Wallace
SUSAN T. WALLACE

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STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, Peggy D. Chapman a Notary Public in and for said County and State, the within named, RICHARD C. WALLACE and SUSAN T. WALLACE, the Bargainors, with whom I am personally acquainted, who acknowledged that they executed the within instrument for the purposes contained therein.

WITNESS MY HAND AND OFFICIAL SEAL at Nashville, Davidson County, Tennessee, this 23rd day of December, 1985.

Peggy D. Chapman
NOTARY PUBLIC

My Commission Expires: November 1, 1987.

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION ~~OR TRUE VALUE, WHICHEVER IS GREATER,~~ FOR THIS TRANSFER IS $ 15,900.00

William B. Byrne
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd DAY OF December 1985.

B Edwards
Deputy Register

6 3 3 9 2

IDENTIFICATION REFERENCE

DEC 23 | 47 PM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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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

160[illegible].00- CAMI.
39.00 CSTAX
.50 PRFEE
9.00 WDEED
CHECK 49.50-
9263A12/23/85 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

63392

IDENTIFICATION REFERENCE

DEC 23 1 47 PM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN

No. 204174