THIS INSTRUMENT PREPARED BY: MICHAEL W. EDWARDS, Attorney at Law
177 East Main Street, Hendersonville, TN 37075
(FROM INFORMATION PROVIDED BY PARTIES)

TRACT #1 MAP 134
PARCEL 147

TRACT #2 MAP 134-150
PARCEL 2D-5285

QUITCLAIM DEED BOOK 10325 PG 198

FROM: **LENA JOANN LANE and MICHAEL EARL**

TO: **MARGARET A. BRUCE**

SEND TAX BILLS TO:
Ms. Margaret A. Bruce
404 Ezell Pike
Nashville, TN 37217

FOR AND IN CONSIDERATION of the payment of Ten Dollars ($10.00) cash and other good and valuable consideration, the receipt of which is hereby acknowledged, **LENA JOANN LANE and MICHAEL EARL, Grantors**, have this day bargained and sold, and by these presents, do hereby convey and quitclaim unto **MARGARET A. BRUCE** any interest that they may have and/or acquired as the heirs of *PAULINE PERRY BRUCE* in and to certain tracts or parcels of land in ***Davidson County,*** Tennessee, described as follows, to wit:

TRACT NO. 1:

THE land in the Second, formerly the Fifth, Civil District of Davidson County, Tennessee, being a part of Tract No. 3, described in a deed from Henry Goodpasture and wife, to Franklin Limestone Company, by deed of record in Book 1284, page 568, Register's Office for Davidson County, Tennessee, and being more particularly described as follows:

BEGINNING at a rock planted as a marker in a county road known as Ezell Road, said rock being one of the corners of the aforesaid Tract No. 3, and proceeding thence South 5 degrees west, 243 feet to a box elder elm tree; thence South 60 degrees east, 149.5 feet to a concrete marker; thence North 23-1/2 degrees east 149.6 feet to another concrete marker; thence North 33-1/2 degrees west, 212 feet, along the margin of a roadway of the Grantor, to a point in the southerly margin of Ezell Road; thence along the southerly margin of Ezell Road, North 88-3/4 degrees west, 92.5 feet to the point of beginning, containing 1.983 acres, more or less, and including in addition thereto an easement for ingress and egress over the aforesaid roadway of the Grantor, which extends from Ezell Road along the aforesaid 212 feet boundary.

BEING the same property conveyed to John Elwood Bruce and wife, Pauline Perry Bruce, by Installment Deed from The River Grange Co., a Tennessee corporation, of record in Book 2243, page 427, Register's Office for Davidson County, Tennessee.

TRACT NO. 2: BOOK 10325 PG 199

LAND in the 2nd Civil District of Davidson County, Tennessee, being part of Lot No. 1 on the Plan of G. W. Proctor's Subdivision, not of record, described according to a survey made by George Watkins, Surveyor, March 17, 1967, as follows:

BEGINNING on the easterly margin of New Ezell Road at the northwest corner of Lot No. 16 on the Plan of Bowood Heights, as of record in Book 2331, page 47, Register's Office for said County; thence South 86 degrees 18' east 106.53 feet; thence North 1 degree 45' west 190.39 feet; thence North 2 degrees 13' west 78.02 feet to the easterly margin of New Ezell Road; thence with the same, South 20 degrees 29' west 279.05 feet to the beginning, containing .34 of an acre, more or less.

BEING the same property conveyed to John Elwood Bruce and wife, Pauline Perry Bruce, by deed from Homer McEwen and wife, Ella Mai McEwen, of record in Book 4118, page 159, Register's Office for Davidson County, Tennessee.

IN WITNESS WHEREOF, we have hereunto set our hands on this the 16 day of October, 1996.

Lena Joann Lane
LENA JOANN LANE

Michael Earl Bruce
MICHAEL EARL

0265754
IDENTIF. ↑ REFERENCE

97 JAN 21 PM 2:59
FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TN.

6520 01/21 0101 03CHECK 12.00

STATE OF TENNESSEE)
COUNTY OF)

Before me, the undersigned, a Notary Public in and for said county and state, personally appeared **LENA JOANN LANE**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office in Davidson County, Tennessee, this 11th day of October, 1996.

NOTARY PUBLIC

My Commission Expires: 3-25-2000

BOOK 10325 PG 200

STATE OF TENNESSEE)
COUNTY OF)

Before me, the undersigned, a Notary Public in and for said county and state, personally appeared **MICHAEL EARL**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office in Davidson, Tennessee, this 31st day of October, 1996.

NOTARY PUBLIC

My Commission Expires: 6-32-98

STATE OF TENNESSEE)
COUNTY OF ~~SUMNER~~)
DAVIDSON

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is *no dollars ($-0-)* which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Margaret Ann Bruce
AFFIANT

Sworn to and subscribed before me, this 21st day of January, 1997.

Beatrice Talley
NOTARY PUBLIC

My Commission Expires: 1-24-2000