BOOK 10358 PG 622

B-4461

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $-0-.

Subscribed and sworn to before me, this 17th day of February 1997.

My Commission Expires:

Affiant

Notary Public

QUITCLAIM DEED

T-4672

THIS INSTRUMENT WAS PREPARED BY
FIRST TITLE CORPORATION, 1161 MURFREESBORO ROAD, STE 324, NASHVILLE, TN 37217

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:
NAME: Margaret A. Bruce	NAME: same
STREET ADDRESS: 404 Ezell Pike	STREET ADDRESS:
CITY: Nashville STATE: TN	CITY: STATE:
ZIP CODE: 37217 MAP & PARCEL NO.:134/147.00 & 148.00	ZIP CODE:

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, Michael Earl Bruce

HERRINAFTER CALLED GRANTOR(S), HAS/HAVE CONVEYED AND QUITCLAIMED, AND BY THESE PRESENTS DOES/DO HEREBY TRANSFER AND CONVEY UNTO Margaret A. Bruce

HEREINAFTER CALLED GRANTEE(S), HIS/THEIR HEIRS AND ASSIGNS, ALL HIS/THEIR RIGHTS, TITLE AND INTEREST IN A CERTAIN TRACT OR PARCEL OF LAND, LOCATED IN DAVIDSON COUNTY, STATE OF TENNESSEE, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

CERTAIN TRACTS or parcels of land situated in Davidson County, State of 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.

TRACT NO. 2:
LAND in the 2nd Civil District of Davidson County, Tennessee, being a part of Lot No. 1 on the Plan of G.W. Proctors 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.

Being the same property conveyed to John Elwood Bruce and wife, Pauline Perry Bruce, by Deeds of record in Book 2243, page 427, and Book 4118, Page 159, of the Register's Office for Davidson County, Tennessee. Pauline Perry Bruce is now deceased, her husband John Elwood Bruce having predeceased her, and her only heirs being Margaret A. Bruce, Lena Joann Lane and Michael Earl Bruce. By Deed recorded January 21, 1997, in Book 10325, Page 198, of the Register's Office for

Davidson County, Tennessee, Lena Joann Lane and Michael Earl Bruce conveyed their interest unto Margaret A. Bruce. The purpose of this conveyance is to correct said deed, which omitted Michael Earl Bruce's last name.

THIS IS IMPROVED PROPERTY KNOWN AS 404 Ezell Pike, Nashville, TN 37217.

WITNESS MY HAND THIS 7th DAY OF February 1997.

Michael Earl Bruce
Michael Earl Bruce

BOOK 10358 PG 623

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 12th day of February, 1997, before me personally appeared Michael Earl Bruce, to me known to be the person(s) described in or proved to me on the basis of satisfactory evidence, and who executed the foregoing instrument, and who acknowledged the execution of the same to be his free act and deed.

Witness my hand and official seal.

My Commission Expires:
11-26-99

Marlene Burnette
Notary Public

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

QUITCLAIM DEED

9598 02/25 0101 03CHECK 8.00

0276041
IDENTIF. & REFERENCE

97 FEB 25 AM 8:07
REGISTER'S OFFICE
DAVIDSON COUNTY, TN