WARRANTY DEED

ADDRESS NEW OWNER AS FOLLOWS:
Jeff Smith, Trustee
P.O. Box 145
Hermitage, TN 37076

MAP
075-13

PARCEL NO.
213.00

SEND TAX BILLS TO:
Same

STATE OF TENNESSEE)
COUNTY OF WILSON)
The Actual Consideration or Value,
whichever is greater, for this
transfer is $ 260,000

1508 05/15 0101 03CHECK 971.00

SUBSCRIBED AND SWORN TO BEFORE ME,
THIS THE 7th DAY OF May 1997.

NOTARY PUBLIC

MY COMMISSION EXPIRES: 1/11/98

BOOK 10455 PG 657

KNOW ALL MEN BY THESE PRESENTS that for and in consideration of the sum of Ten and No/100 ($10.00) Dollars, LEE R. BRUCE and wife, BRENDA J. BRUCE, cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, have bargained and sold and by these presents do hereby transfer and convey unto JEFF SMITH, TRUSTEE, his heirs and assigns, all their right, title and interest in and to the following described parcel of real estate:

Land in Davidson County, Tennessee, described according to a survey made by William C. Love, Engineer, May 13, 1961 as follows:

Beginning at an iron stake in the Northeast right of way line of a proposed extension to Bonnaspring Drive, said beginning point being 78.5 feet southeast from a concrete monument at the present northeast end of Bonnaspring Drive and at the present southeast end of Bonnaspring Drive, as shown on plat of Hermitage Hills Subdivision, Section One, of record in Book 2900, page 49, Register's Office for said County; thence North 31 deg. 30 min. East 141.7 feet to an iron stake; thence South 69 deg. 57 min. East 117.0 feet to an iron stake in the West right of way line of Lebanon Road; thence along the west right of way line of said Road, along a curve to the right of varying radius, parallel to and 35.0 feet from the center line of Lebanon Road, the chord bearing and distance being , respectively, South 18 deg. 23 min. West 125.0 feet to an iron stake; thence along a curve to the right, with radius of 25.0 feet through a central angle of 90 deg. 06 min. 39.31 feet to an iron stake in the northeast right of way line of said proposed extension to Bonnaspring Drive; thence North 69 deg. 54 min. West 14.4 feet, along said right of way line, to an iron stake; thence 109.97 feet along said right of way line, along a curve to the right, with a radius 553.45 feet, though a central angle of 11 deg. 24 min. to the point of beginning, and containing 0.878 acres, more or less.

Being the same property conveyed to Lee R. Bruce and wife, Brenda J. Bruce by Warranty Deed from John Houdeshell and wife, Charlotte B. Houdeshell, of record in Book 7665 , Page 373 , in the Register's Office for Davidson County, Tennessee.

This is improved property located at 4001 Lebanon Road, Hermitage, TN 37076

TO HAVE AND TO HOLD the said parcel of land, with the appurtenances, estate, title and interest thereto belonging to said Grantee, his heirs and assigns, forever; and Grantors do covenant with said Grantee that Grantors are lawfully seized and possessed of said land in fee simple, have good right to convey it, and the same is unencumbered, except as otherwise herein set out; Grantors do further covenant and bind themselves, their heirs and representatives, to warrant and forever defend the title to said land to said Grantee, his heirs and assigns, against the lawful claims of all persons whomsoever.

Witness our hands this 7th day of May, 1997

Lee R. Bruce
Lee R. Bruce

Brenda J. Bruce
Brenda J. Bruce

STATE OF TENNESSEE)
COUNTY OF Wilson)

Personally appeared before me, Mark Lineberry, a Notary Public in and for said County and State, the within named Lee R. Bruce, to me known to be the person described in and who executed the foregoing instrument and acknowledged before me that he executed the same.

Notary Public
My Commission Expires: 1/11/98

STATE OF TENNESSEE)
COUNTY OF Wilson)

Personally appeared before me, Mark Lineberry, a Notary Public in and for said County and State, the within named Brenda J. Bruce, to me known to be the person described in and who executed the foregoing instrument and acknowledged before me that he executed the same.

Notary Public
My Commission Expires: 1/11/98

0305347

IDENTIF. A REFERENCE

97 MAY 15 PM 3:31

FELIX Z. ... REGISTER
DAVIDSON COUNTY, TN.

WARRANTY DEED

From

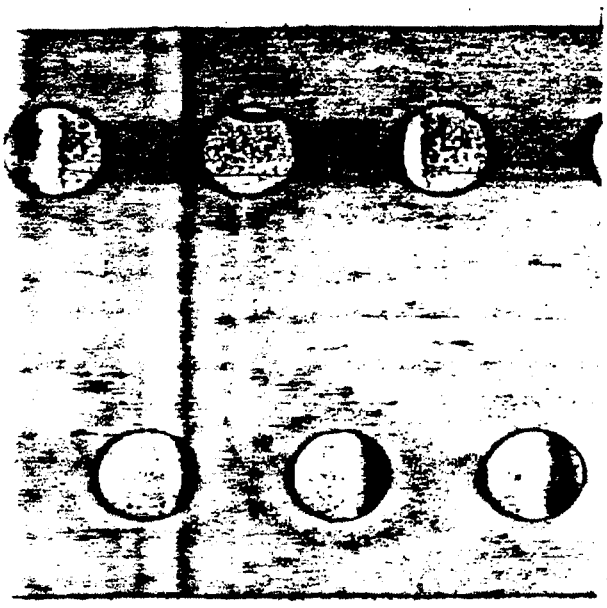
Lee R. Bruce and wife, Brenda J. Bruce

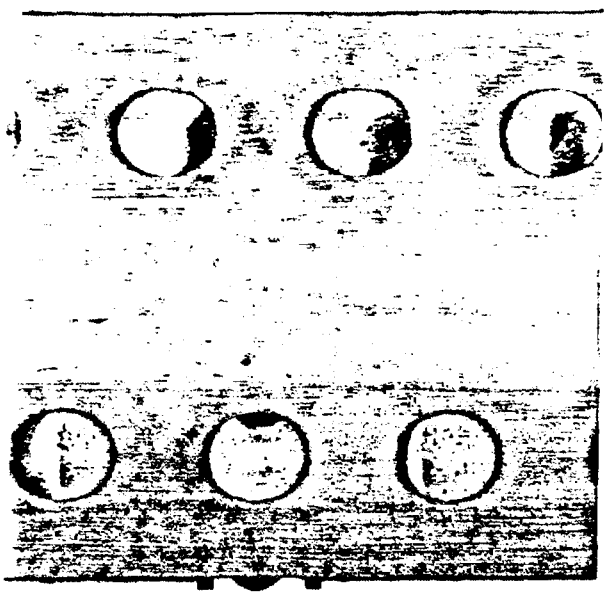
To

Jeff Smith, Trustee

PICKUP

This instrument prepared by:
D. Mark Lineberry
Attorney at Law
3735 N. Mt. Juliet
Suite 202
Mt. Juliet, TN 37122
(615)758-7222





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

RECEIVED OF _____

FOR _____

BOOK 10455 PG 659

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
			CAMT	
				260000.00
			CON TX	962.00
			PRFEE	1.00
			WDEED	8.00
			TOTAL	971.00
			CHECK	971.00
05/15/97	01	15:38 0001		1508

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

97 MAY 15 PM 3:11
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

0305347
IDENTIF. # REFERENCE

No.1151526