prepared by

RETURN TO:
TRANSCONTINENTAL TITLE CO.
LAKEVIEW RIDGE 11
2630 ELM HILL PIKE, SUITE 100
NASHVILLE, TN 37214

TN 1208900

63

STATE OF TENNESSEE
COUNTY OF DAVIDSON The actual consideration or value whichever is greater, for this transfer is $ 0.00

Affiant

Subscribed and sworn to before me, this the 30th day of April, 1999.

My commission expires:

Notary Public

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE
My Commission Expires 8/25/2002

QUITCLAIM DEED

BOOK 11468 PG. 899

Address of New Owner & Send Tax Bills to:	Prepared By: Linda R. Kosack, Atty. 8109 Wikle Road, East Brentwood, TN 37027
404 EZELL PIKE NASHVILLE, TN 37217	Return To: TransContinental Title Company 2630 Elm Hill Pike, Ste. 100 Nashville, TN 37214

map & parcel no. 134-00/147.00

KNOW ALL MEN BY THESE PRESENTS THAT, for and in consideration of the sum of Ten and No/100 dollars ($10.00), cash in hand paid, the receipt of which is hereby acknowledged,

MARGARET A. BRUCE

hereinafter called Grantor(s), has bargained and sold, and does hereby convey, release and forever quitclaim unto

DON C. BRUCE III AND WIFE, MARGARET A. BRUCE

hereinafter called Grantee(s), their heirs and assigns, all the estate, right, title, interest, lien, equity and claim whatsoever located in DAVIDSON, Tennessee, more particularly described as follows:

See Appendix A

PROPERTY ADDRESS: 404 EZELL PIKE, NASHVILLE, TN 37217

0584098
IDENTIF. & REFERENCE
99 MAY -7 AM 10:27
BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.
14.00 CHECK 0301 1010 0050 [illegible]

This instrument and the interest hereby released and quitclaimed are subject to such limitations, restrictions and encumbrances as may affect the premises.

Witness my hand this 30th day of April, 1999.

Margaret A. Bruce
MARGARET A. BRUCE

State of Tennessee
County of Davidson

On this 30th day of April, 1999, before me personally appeared Margaret A. 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 her free act and deed.

Witness my hand and official seal.
My Commission expires:

LARGE COUNTY TENNESSEE
My Commission Expires 8/25/2002

Notary Public

QUIT CLAIM DEED

The preparer of this Deed makes no representation as to the status of the title of the property described herein, or as to the accuracy of description.

April 30, 1999
LOAN NUMBER: 13-1542

BORROWERS:
Don C. Bruce III and Margaret A. Bruce

The land referred to in this Commitment is situated in the County of DAVIDSON, State of Tennessee, and described, and described as follows:
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 OLDER ELM TREE; THENCE SOUTH 60 DEGREES EAST, 149.5 FEET TO ANOTHER CONCRETE MARKER; THENCE NORTH 33-1/2 DEGREES EAST 149.5 FEET TO ANOTHER CONCRETE MARKER; THENCE NORTH23-1/2 DEGREES EAST 149.5 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 INGRESS AND EGRESS OVER THE AFORESAID ROADWAY OF THE GRANTOR, WHICH EXTENDS FROM EZELL ROAD ALONG THE AFORESAID 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 23' 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 MARGARET A. BRUCE, BY QUITCLAIM DEED FROM MICHAEL KARL BRUCE, DATED FEBRUARY 17, 1997, AND RECORDED FEBRUARY 25, 1997 IN BOOK 10358, PAGE 662, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED