This Instrument Prepared By:
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File Box 24

Instr:200001310009434 Page: 1 OF 2
REC'D FOR REC 01/31/2000 8:29:50AM
RECORD FEE: $10.00
M. TAX: $0.00 T. TAX: $0.00

ADDRESS NEW OWNER:
Margaret Bruce
404 Ezell Pike
Nashville, Tennessee 37211

SEND TAX BILL:
To Owner

MAP AND PARCEL:
MAP 134
PARCEL 147

QUITCLAIM DEED

I, Don C. Bruce III, unmarried, hereby Quitclaim all of my interest unto Margaret Bruce, unmarried, her heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

TRACT I:
LAND in the 2nd, formerly the 5th 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,said Register's Office, 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 S5°W, 243 feet to a Box Elder Elm Tree; Thence S60°E, 149.5 feet to another concrete marker; thence N33-1/2°E, 149.5 feet to another concrete marker; thence N 23-1/2°E, 149.5 feet to another concrete marker; thence N 33-1/2°W, 212 feet along the margin of a roadway of the Grantor, to a point in the southerly margin of Ezell Road; thence N88-3/4°W, 92.5 feet to the point of beginning, containing 1.983 acres, more or less, and including in addition thereto an ingress and egress easement 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 foot boundary.

TRACT II:
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 Watson, Surveyor, March 17, 1967 as follows:

BEGINNING on the easterly margin of New Ezell Road at the noirthwest corner of Lot No. 16 on the Plan of Bowood Heights, of record in Book 2331, Page 47, said Register's Office, thence S86°18"E, 106.53 feet; thence N1°45'W, 190.39 feet; thence N2°23'W,78.02 feet to the easterly margin of New Ezell Road; thence with the same, S20°29'W, 279.05 feet to the beginning.

Being the same property conveyed to Don C. Bruce III and wife, Margaret A. Bruce, by deed from Margaret A. Bruce of record in Book 11468, Page 899, Register's Office for Davidson County, Tennessee.

By error and inadvertance this property was conveyed to the parties as husband and wife, the parties are not married but owned the property at tenants in common.

This is the same description as in previous deed of record.

Grantee(s) hereby assumes and agrees to pay the unpaid balance on the existing mortgage held by Mortgage USA, Inc. of record in Book 11468, Page 893, said Register's Office, the debt secured thereby and also hereby assumes the obligations under the terms of the instruments creating the loan. The escrow account and insurance to be transferred to Grantee.

This is improved property known as 404 Ezell Pike, Nashville, TN 37211.

FOR THE EXPRESS PURPOSE of carrying out the intent of this conveyance, as above set out, I, Don C. Bruce, III, unmarried, do hereby Quitclaim and convey all of my interest unto the said Margaret Bruce, unmarried, her heirs and assigns, and I, Don C. Bruce, III, unmarried, covenant with the said Grantee that the same is conveyed subject to the limitations and restrictions as may effect the premises. Wherever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this the 20th day of January, 2000.

Don C. Bruce III

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Don C. Bruce III, unmarried the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within Quitclaim Deed for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this the 20th day of January, 2000.

NOTARY PUBLIC

My Commission Expires: 1/27/2001

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $ NONE.

AFFIANT

Subscribed and sworn to before me
this 20th day of January, 2000.

NOTARY PUBLIC
My Commission Expires: 1/27/2001