THIS INSTRUMENT PREPARED BY:
HAYNES & FREEMAN
140 North Main Street
P. O. Box 527
Goodlettsville, Tennessee 37070

Davidson County DEEDWARR
Recvd: 05/26/05 09:23 4 pg
Fees:23.00 Taxes:1110.00
20050526-0059377

WARRANTY DEED

Address New Owner(s):	Send Tax Bills To:	Map-Parcel Nos.
ARLES B. GREENE 301 South Main Street Goodlettsville, TN 37072	Same	Davidson Co.: 3-23 Robertson Co.: 135-44

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, and other good and valuable consideration, the receipt of which is hereby acknowledged, **MARY LOUISE BRUCE, unmarried,** have this day bargained and sold, and do hereby transfer and convey unto the said **ARLES B. GREENE**, the Grantee herein, his (successors), heirs and assigns, certain real estate in Davidson and Robertson Counties, Tennessee, as follows:

PARCEL 1:

Land in the 10th Civil District of Davidson County, Tennessee, described accordingly to a survey made by J.R. Scott, County Surveyor for Robertson County, Tennessee, dated September 25, 1950, as follows:

Beginning at a locust tree the southwest corner of this tract in the line of the Fisher Adams Estate; thence with Adams and Edwards' line south 83 deg. 30 poles; south 87 deg. East 93.2 poles to an elm tree on the bank of a branch cw. to Jim Edwards in Fletcher Mayes' line; thence north 3 deg. East 39.4 poles to a post cw. To W.A. Jim Edwards in Fletcher Mayes' line; thence with A. Jones line and a ridge south 78 deg. West 20.6 poles to a stone; thence north 57 deg. West 17.5 poles to a red oak tree; thence north 62 deg. West 10.5 poles; south 86 ½ deg. West 4.6 poles to an oak stump on top of the ridge a cw. in W.A. Jones' line; thence south 6 deg. West 27 poles to a large red oak tree marked as cw. To said Jones; thence north 87 deg. West passing W.A. Jones cw. At 50.9 poles containing in all 70.3 poles to a point about 8 feet north of a white oak tree cw. to the Fisher Adams Estate in G.E. Polley's line; thence south 10 deg. West 17.4 poles to the beginning,

containing 20.8 acres.

Being the same property conveyed to Jesse E. Bruce and wife, Mary Louise Bruce, by deed of record in Book 1908, page 619, Register's Office for Davidson County, Tennessee. The said Jesse E. Bruce having since died.

PARCEL 2:

Land situated in the 12th Civil District of Robertson County, Tennessee, described as follows:

Beginning at a stone in a lane, Jones northwest corner and the northeast corner of this land, runs thence north 89° west 22.5 poles to a stone in J. T. Crutcher's line; thence south 2° west 9.4 poles to a stone, corner to said Crutcher; thence north 87° west 18 poles to a point in the center of the road, corner to O. V. Jones in Crutcher's line; thence south 16° west 20.8 poles to a point, corner to said Jones; thence on with a new line between this land and to land of the Frank C. Mayes heirs south 3° west 48.4 poles to a point in the line of Fisher Adams; thence on with the line of said Adams south 87° east 45.5 poles to a stone; thence with the line of Jones north 2° east 80 poles to the beginning containing 19.4 acres, by Planimeter Calculation, more or less.

Being the same property conveyed to Jesse E. Bruce and wife, Mary Louise Bruce, by deed from G. E. Polly and wife, Ellen L. Polly, of record in Book 110, page 57, Register's Office for Robertson County, Tennessee. The said Jesse E. Bruce predeceased the said Mary Louise Bruce.

INCLUDED in the above description of PARCEL 2 but **SPECIFICALLY EXCLUDED** are two tracts of land described as follows, to-wit:

Tract 1:

BEGINNING at a point in the center of Ridgetop Lake Road, a corner to Sanford Crutcher; thence with said road south 12 deg. West 141 feet to a point in the center of same with a marker on the east side, a corner to J. E. Bruce; thence South 88 deg. East 118 feet to a small hickory tree; thence North 39 deg. East 52 feet to a hickory tree; thence North 20 ½ deg. East 96 feet to a point in the corner to J. E. Bruce, in said Cruthcer's line; thence with a fence and Crutcher's line, North 83 ½ deg. West 160 feet to the beginning, containing .5 acres, more or less, as surveyed by J. R. Scott, County Surveyor, June 24, 1958, and being portion of same property as that conveyed to Jesse E. Bruce and wife, Mary Louise Bruce by G. E. Polly and wife, Ellen L. Polly in a deed of record in

Deed Book 110, Page 57, Register's Office for Robertson County, Tennessee.

Being the same property conveyed to James Earl Pinson and wife, Sandra Bruce Pinson, by deed from Jesse E. Bruce and wife, Mary Louise Bruce, of record in Book 267, page 164, Register's Office for Robertson County, Tennessee.

Tract 2:

A parcel of land in the 12th Civil District of Robertson County, Tennessee, beginning at a post in Sanford Crutcher's south line, a corner to James E. Pinson and Jesse E. Bruce and the north east corner of this land, thence with the line of said Bruce south 4° west 936 feet to a stake, a corner in the line of said Bruce; thence with the line of said Bruce north 86° west 194 feet to a stake in a fence line, a corner to said Bruce in the line of Mrs. Pearl Mayes; thence with said fence and the line of said Mrs. Mayes north 2° east 577 feet to a point; a corner to said Mrs. Mayes and Owen Grubbs; thence with a fence as follows: north 11° 15' east 150 feet; north 19° 45' east 79 feet to a locust stump in the easterly margin of Lake Road, a corner to above said Pinson; thence with the line of said Pinson as follows; south 86° 45' east 98 feet to a hickory; north 52° 15' east 35 feet to a hickory; north 28° east 18 feet to a hickory; north 27° east 102.5 feet to the beginning, containing 3.8 acres more or less and being a portion of the real estate conveyed by G. E. Polly et ux Ellen L. Polly to Jesse E. Bruce et ux Mary Louise Bruce by a deed of record in the Register's Office for Robertson County, Tennessee in Deed Book 110, page 57.

Being the same property conveyed to James Earl Pinson and wife, Sandra Bruce Pinson, by deed from Jesse E. Bruce and wife, Mary Louise Bruce, of record in Book 135, Page 282, Register's Office for Robertson County, Tennessee.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON) The actual consideration or value whichever is greater, for this transfer is $300,000.00.
Subscribed and sworn to before me,
this 16th day of May, 2005.
My Commission Expires: 3.22.08

Affiant

Notary Public

RHONDA LANITA GROVES NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

This is improved property located at 6725 Tinnin Road, Goodlettsville, Tennessee 37072.

TO HAVE AND TO HOLD said real estate, with the appurtenance,

estate, title and interest thereto belonging, to the Grantees, their (successors), heirs and assigns forever I covenant that I am lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.

I further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their (successors), heirs and assigns, against the lawful claims of all persons.

Whenever used, the singular number shall include the plural, the plural the singular and the use of any gender shall be applicable to all genders.

Witness my hand this 16 day of May, 2005.

Mary Louise Bruce
MARY LOUISE BRUCE, unmarried

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public in and for said County and State, **MARY LOUISE BRUCE**, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Goodlettsville, Tennessee, this the 16th day of May, 2005.

Rhonda Lanita Groves
NOTARY PUBLIC

RHONDA LANITA GROVES
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

My Commission Expires: 3.22.08