This instrument prepared by Atty,.
H.Houston Hagar, 4021 Timberview Ln,
Hermitage, Tn. 37076. Aggy. 3592.
Tel. 615-883-5948

QUITCLAIM DEED

Davidson County DEEDQC
Recvd: 03/15/07 13:15 2 pgs
Fees:12.00 Taxes:0.00

20070315-0031775

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO	MAP PARCEL NUMBERS
Perry Neil Bruce, (NAME)	SAME (NAME)	Map 98,
5633 So. New Hope Rd, (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Parcel 144
Hermitage, Tn. 37076 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of One dollar ($1.00), cash in hand paid, the receipt of which is hereby acknowledged, Mary Frances Bruce, widow of Wm. R. Bruce who died on 11-21-84,
by these presents do hereby quitclaim and convey unto Perry Neil Bruce,
his successors and assigns, all my right, title and interest in and to the following described tract of land:

Land in the 13th District (formerly 4th Dist.), of Davidson County, Tn., being tract No.15 of survey of John D. McCormick, (unrecorded) made in 1975, and more particularly descrived as follows:

Beginning at an iron pin in the easterly margin of So.New Hope Rd., said point being the southwest corner of tract #14, hereinabove described and conveyed to Ruth Hagar Boner; thence No. 85o 37' East 562.51 Ft. to an iron pin; thence So. 87° 48'East 708.78 ft. to an iron pin in the westerly margin of the Mary Gladys Hagar George property, of record Bk. 4250, page 225, RODC; thence with said property line westerlymargin of the said George property, So. 5° 32' West 160 ft. to an iron pin; thence No. 89° 28' West 1,164.93 ft. to aniron pin in the easterly margin of So. New Hope Rd; thence with said easterly margin of said road North 37° 08' West 160 ft. to the point of beginning, containing 4.77 acres, more or less.

Being the same property conveyed to William R. Bruce and wife Frances Hagar Bruce, of record in Book 5765, page 136, RODC.

Mary Frances Bruce AKA Frances Hagar Bruce

(This conveyance is subject to a life time retained by the Grantor, Mary Frances Bruce, for the remainder of her lifetime.)

Conveyance is subject to easements to Metro Gov't Sewage Dept. recorded in Book 11646, page 244, and Book 11720, page 514, RODC.

H. HOUSTON HAGAR NOTARY PUBLIC DAVIDSON COUNTY

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 the 9th day of March 2007

Affiant Mary Frances Bruce

My commission expires 9-22-07 (Affix Seal)

Notary Public H Houston Hagar

My Commission Expires SEP 22, 2007

Said property is conveyed subject to such limitations, restrictions, and encumbrances as may affect the premises.

Witness my hand this 9th day of March, 2007, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Mary Frances Bruce

Mary Frances Bruce, widow.

STATE OF
COUNTY OF

Personally appeared before me, H. Houston Hagar., a Notary Public in and for said County and State, Mary Frances Bruce the within named bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Hermitage, Tn. this 9th day of March, ~~19~~ 2007.

H. Houston Hagar Notary Public

H.Houston Hagar.

Commission expires 9-22-07

H. HOUSTON HAGAR NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. My Commission Expires SEPT. 22, 2007

STATE OF
COUNTY OF

Before me, _____, a Notary Public of the State and County aforesaid, personally appeared _____ with whom I am personally acquainted, and who, upon oath, acknowledged _____self to be _____ of the _____ the within named bargainor, a corporation, and that ___he as such _____, being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by _____self as _____.

Witness my hand and seal, at office in _____, this_____day of_____, 19___.

_____Notary Public

Commission expires_____

QUIT CLAIM DEED

from: Mary Frances Bruce
~~Mrs~~

TO: Perry Neil Bruce

Compliments of
Chicago Title Insurance Company
First Floor — First American Center

Phone 255-4611
NASHVILLE, TENNESSEE 37238

Chicago Title Insurance Company
2000 Richard Jones Road
Nashville, Tenn. 37215
Phone 256-2627