233 Franklin Limestone Rd.
Mrs Margaret Y. Dillon

WARRANTY DEED

Map 135
Par. 23

BOOK 3833 PAGE 387

FOR AND IN CONSIDERATION of the sum of ONE DOLLAR cash in hand paid, and other valuable considerations, the receipt of which are hereby acknowledged, I, James H. Dillon, have bargained and sold, and do hereby transfer and convey, unto my former wife, Margaret York Dillon, my interest in and to a one-half undivided interest in the following described property, in fee simple; and a life estate interest in and to the other one-half interest in said property to my former wife, Margaret York Dillon, and the remainder interest in said undivided one-half in equal shares to our minor children, Richard Darnell Dillon, Darlene Dillon, Deborah Lynn Dillon, James Houston Dillon, Jr., and Margie Carol Dillon, their heirs and assigns. Said property is particularly described, to wit:

A tract of land in the 2nd, formerly the 5th, Civil District of Davidson County, Tennessee, described according to a survey made by Z. J. Wilkinson, Surveyor, July 9, 1949, as follows:

Beginning at a stake in the northerly margin of the Franklin Limestone Road, 255.5 feet westerly from the southwest corner of a tract of land conveyed to Mrs. Hammer; thence north 43 degrees west 148.7 feet to a point; thence north 77 degrees west 423 feet to a point; thence north 85 degrees west 313 feet to a stake; thence south 49 degrees east 411 feet to a stake in the northerly margin of said Franklin Limestone Road; thence with the northerly margin of said Franklin Limestone Road, north 88 degrees 45' east 516.5 feet to the beginning, containing 2.7 acres, more or less.

Being part of the property conveyed to Charles Armstead York and wife, Mignonette Sullivan York, by deed from W. C. Sullivan, of record in Book 1290, page 237, Register's Office for said County, and to James H. Dillon and wife, Margaret York Dillon, by deed from Charles Armstead York and wife, of record in Book 1755, page 593, said Register's Office.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said grantees, their heirs and assigns, forever.

And I do covenant with the said grantees that I am lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same in unencumbered, except for a first mortgage to secure a note to Fidelity Federal Savings & Loan Association of Nashville, Tennessee, and I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said grantees, their heirs and assigns against the lawful claims of all persons, whomsoever.

It is the intent of the grantor hereunto that by this instrument my former wife, Margaret York Dillon, shall own a one-half undivided interest in and to the above described property in fee simple, absolutely; and that our said children shall own the remaining one-half undivided interest in said property but with their one-half undivided interest being burdened, with a life estate interest in favor of my said former wife, Margaret York Dillon.

Witness his hand this 15th day of May, 1964.

James H. Dillon

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, Margie C. Lawson a Notary Public in and for the said County and State, the within named James H. Dillon, the bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 15th day of May, 1964.

Margie C. Lawson
NOTARY PUBLIC

My Commission Expires: 7/1/65

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STATE TAX $ 2.03
PROBATE .50
TOTAL $ 2.53

NOV 17 1964

R. E. WORRALL
COUNTY COURT CLERK
DAVIDSON COUNTY, TENN.

PAID NOV 17 1964
CT

WARRANTY DEED

JAMES H. DILLON

TO

MARGARET YORK DILLON, ET AL

58805

2700

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY
STATE OF TENN

Nov 17 2 38 PM '64

NOTED: BOOK 110 PAGE 430
RECORDING FEE $ 2.00
DEP. REG. M