This instrument prepared by:

William P. Johnston, Esq.
Waller Lansden Dortch & Davis
American Trust Building
Nashville, Tennessee 37207

mail

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Map. Parcel
117-14-
132

PARTITION DEED

AND GRANT OF EASEMENT

This instrument is made and entered into this 5th day of October, 1972, by and between JOSEPH B. LEDBETTER, JR. ("Ledbetter") and DANIEL F. BURTON ("Burton"), each of Davidson County, Tennessee.

OCT 19 72 MISC A* 8.00 * 8.00

WITNESSETH

Whereas, Ledbetter and Burton are seized in fee simple of, and have equal shares as tenants in common, in a certain tract or parcel of land in Davidson County, Tennessee, being particularly described as follows:

> Land in Davidson County, Tennessee, being Lot No. 32 and the easterly half of Lot No. 33 on the Map of Part 2 of George Waters' Subdivision, as of record in Book 1130, page 68, Register's Office for Davidson County, Tennessee.
>
> Said Lot No. 32 and the easterly half of Lot No. 33 front together 90 feet on the southerly side of Bandywood Road and run back 294.9 feet on the easterly line and 294.45 feet, more or less, on the westerly line to a dead line, measuring 90 feet thereon.
>
> Being the same property conveyed to Joseph B. Ledbetter, Jr. and Daniel F. Burton by deed from Cornelius J. White, and wife, of record in Book 4628, page 758, said Register's office.

Now therefore, to the end and intent that a partition may be had and made by and between the said parties hereto of the said parcel, Ledbetter and Burton, by their mutual consent and agreement (without monetary consideration) do hereby make partition of the said parcel as follows:

Buyer: Joseph B. Ledbetter, Jr. + Daniel F. Burton
4419 Forsythe Place
Nash Tenn

Tax Bills
Same

Ledbetter does hereby grant and convey to Burton all of Ledbetter's right, title and interest (subject to the limitations set forth herein) in and to the following tract or portion of real property:

> Land in Davidson County, Tennessee, being a portion of Lots #32 and #33 of the George Waters subdivision Part Two located in the 7th Civil District of Davidson County, Tennessee as of plat recorded in Book 1130, page 68 R.O.D.C., and being bounded on the north by Bandywood Drive on the east by Lot #1 of this resubdivision, on the south by H.G. Hill Realty Co. and on the west by Sam K. Harwell and Ben Griffith and being more particularly described as follows:
>
> Beginning at an iron pin in the south margin of Bandywood Drive; thence, with said Bandywood Drive South 88 degrees East 45.00 feet to an iron pin; thence, with Lot #1 of this resubdivision South 2 degrees West 294.51 feet to an iron pin; thence, with H. G. Hill Realty Co. North 87 degrees 30 minutes West 45.00 feet to an iron pin; thence, with Harwell and Griffith North 2 degrees East 294.11 feet to the beginning, containing 0.3 acres by survey of Richardson-Morris Company, August 24, 1972.
>
> Being part of the same property conveyed by Warranty Deed by Cornelius J. White, and wife, to Joseph B. Ledbetter, Jr. and Daniel F. Burton, being of record in Book 4628, page 758, Register's Office of Davidson County, Tennessee.

Burton does hereby grant and convey to Ledbetter all of Burton's right, title and interest (subject to the limitations set forth herein) in and to the following tract or portion of real property:

> Land in Davidson County, Tennessee, being a portion of Lot #32 of the George Waters Subdivision, Part Two, located in the 7th Civil District of Davidson County, Tennessee as of plat recorded in Book 1130, page 68 R.O.D.C., and being bounded on the north by Bandywood Drive, on the east by Floyd H. Smith, on the south by H. G. Hill Realty Co. and on the west by Lot #2 of this resubdivision and being more particularly described as follows:
>
> Beginning at an iron pin in the south margin of Bandywood Drive; thence, with Bandywood Drive South 88 degrees East 45.00 feet to a utility pole; thence, with Floyd Smith property South 2 degrees West 294.90 feet to a corner; thence, with H. G. Hill Realty Co. North 87 degrees 30 minutes West 45.00 feet to an iron pin; thence, with Lot #2 of this resubdivision North 2 degrees East 294.51 feet to the beginning containing 0.3 acre by survey of Richardson-Morris Company, August 24, 1972.

Being part of the same property conveyed by Warranty Deed by Cornelius J. White, and wife, to Joseph B. Ledbetter, Jr. and Daniel F. Burton, being of record in Book 4628, page 758, Register's Office of Davidson County, Tennessee.

Said conveyances are subject to such limitations, restrictions and encumbrances as may affect the premises.

Ledbetter and Burton further agree that it is their mutual interest to establish a joint alleyway for the common use of the two tracts of real property hereinabove described. Now, therefore, it is hereby mutually agreed that a joint alleyway be established for the common use of the two tracts. The alleyway shall extend ten (10) feet along either side of the length of the common boundary line between the two tracts, said alleyway to have a total width of twenty (20) feet and with its center line following the boundary line between the two tracts. In consideration of the mutual rights and advantages above set out, each of the said parties hereto gives, grants and conveys unto the other party the perpetual right and easement of egress, ingress and regress over and upon said alleyway as hereinabove described; to have and to hold the rights and easements hereby granted to the respective grantees and their successors and assigns in title forever; it being agreed that the rights and easements hereby granted are for the common use of, are appurtenant to and run with the two parcels of land bordering thereon and above referred to.

IN TESTIMONY WHEREFOR, said parties have hereunto set their signatures the day and year first above written.

Joseph B. Ledbetter, Jr.

Daniel F. Burton

STATE OF TENNESSEE)
COUNTY OF DAVIDSON) ss

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Personally appeared before me, Helen E. Winsett, a Notary Public in and for said County and State, the within named Joseph B. Ledbetter, Jr. and Daniel F. Burton, the bargainors, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville Tennessee, this 5th day of October, 1972.

Helen E. Winsett
Notary Public

My commission expires: August 4, 1973

STATE OF TENNESSEE)
COUNTY OF DAVIDSON) ss

There was no monetary consideration for the foregoing transfer.

Joseph B. Ledbetter,
Affiant

Subscribed and sworn to before me this 5th day of October, 1972.

Helen E. Winsett
Notary Public

My commission expires: August 4, 1973

IDENTIF. REFERENCE

OCT 19 12 15 PM '72
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

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