MAIL TAX BILLS TO:

Charles R. Wilkerson
Rt. 1 Box 5 Benzing Rd
Antioch, Tn. 37013

This Instrument Prepared By:

JOHN W. WASHINGTON, ATTORNEY
Jackson Building
Murfreesboro, TN 37130

Map 162
P/O Par 131
& P/O Par 70

DEED OF PARTITION

FOR AND IN CONSIDERATION of other property of equal value conveyed by deed of even date from the grantee named herein to the grantor and for the purpose of partitioning land held as tenants in common, I, PAULINE WILKERSON PEAY, have this day bargained and sold and do hereby transfer and convey unto CHARLES R. WILKERSON, his heirs and assigns, all of my right, title and interest, the same being a one-half undivided interest in and to the following described property lying in the 5th Civil District of Davidson County, Tennessee, to-wit:

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PARCEL 1:

Bounded on the North by Benzing Road; the East by Brook View Estates Subdivision and property of Southside Church of Christ; the South by property to be deeded to Mrs. Pauline W. Peay; the West by property of Charles A. Driver.

Beginning at a pin in fence corner on the north right-of-way of Bell Road (Old Hickory Boulevard) 40 feet from the center line, being the SE corner of property to be deeded to Mrs. Pauline W. Peay and the SW corner of property of Southside Church of Christ; thence with west fence line of said Church property N-3°27'-E 212.67 feet to a pin in fence line, being the SE corner of this tract and the beginning of this survey; thence continuing with west fence line of church property N-3°27'-E 42.94 feet to a concrete marker, being the SW corner of Brook View Estates Subdivision; thence with west line of said Subdivision N-3°23'-E 146.5 feet to a concrete marker; thence continuing N-3°23'-E 13.3 feet to a point on the south right-of-way of Benzing Road 20.2 feet from the center line; thence with said right-of-way N-70°45'30"-W for a long chord distance of 80.9 feet to a point on right-of-way 18 feet from center line; thence continuing with south right-of-way of Benzing Road 18 feet from and parallel with center line N-87°18'30"-W 233.0 feet to a pin by corner post, being the NE corner of Charles A. Driver, thence with east line of Driver S-8°00'-W 170.6 feet to a pin in fence line; thence with north line of property to be deeded to Mrs. Pauline Peay S-77°31'-E 328.7 feet to the beginning, containing 1.42 acres more or less.

PARCEL 2:

Bounded on the North by property of Charles R. Wilkerson (Deed Book 1385, page 475); the East by property of Charles A. Driver (Deed Book 4103, page 697); the South by Bell Road (Old Hickory Boulevard); the West by property to be deeded to Mrs. Pauline Peay.

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Beginning at a pin in fence line on the north right-of-way of Bell Road 40 feet from the center line, being the SW corner of this tract and further identified as being east 635.1 feet with said right-of-way from the SE corner of (now or formerly) Clarence Griggs; thence with fence line along the north right-of-way of Bell Road, 40 feet from and parallel with center line S-87°47'-E 147.9 feet to a pin by corner post, being the SW corner of Charles A. Driver; thence with west line of Driver N-6°00'-E 196.6 feet to a pin 20 feet east of fence corner; thence with south fence line of Charles R. Wilkerson N-87° 17'-W 143.0 feet to a pin in fence corner; thence with east line of property to be deeded to Mrs. Pauline Peay S-7°21'15"W 198.23 feet to the beginning, containing 0.66 acre more or less.

PARCEL 3:

Bounded on the North by Benzing Road; the East by property to be deeded to Mrs. Pauline W. Peay; the South by Bell Road (Old Hickory Boulevard); the West by property of Charles R. Wilkerson (Deed Book 2696, page 477).

Beginning at a pin in fence corner on the north right-of-way of Bell Road 40 feet from the center line, being the SW corner of this tract, the SE corner of Charles R. Wilkerson and further identified as being east 110.0 feet with said right-of-way from the SE corner of (now or formerly) Clarence Griggs; thence with fence line along the north right-of-way of Bell Road, 40 feet from and parallel with center line S-87°49'-E 148.6 feet to a pin in fence line; thence with west line of property to be deeded to Mrs. Pauline Peay N-2°48'-E 347.3 feet to a pin on the south margin of Benzing Road 15 feet from the center line; thence with south margin of said Road N-78°29'-W 150.2 feet to a pin 17.5 feet from the center line of road; thence with east property line and fence line of Charles R. Wilkerson S-2°50'-W 371.8 feet to the beginning, containing 1.22 acres more or less.

Being a part of the property conveyed to J. A. Wilkerson and wife, Robbie M. Wilkerson, by deed of record in Book 1228, page 608, Register's Office of Davidson County, Tennessee, and devised to the grantor and grantee named herein by Will of Robbie M. Wilkerson, of record in Will Book 129, Page 737, Probate Court Clerk's Office, Davidson County, Tennessee. The said J. A. Wilkerson died about 12 years ago, Robbie M. Wilkerson, the surviving tenant by entirety died February 29, 1980.

TO HAVE AND TO HOLD the said one-half undivided interest unto the said Charles R. Wilkerson, his heirs and assigns, forever, in fee simple.

I covenant that I am lawfully seized and possessed of said property, have a good and lawful right to convey it, and that the same is unencumbered.

I further covenant and bind myself, my heirs and representatives, to forever warrant and defend the title thereto against the lawful claims of all persons.

WITNESS MY HAND, this 26th day of June, 1980.

Pauline Wilkerson Peay
Pauline Wilkerson Peay

STATE OF TENNESSEE)
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Davidson COUNTY)

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named PAULINE WILKERSON PEAY, the bargainor, with whom I am personally acquainted, and who acknowledged that she executed the foregoing (DEED OF PARTITION) instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this the 30th day of June, 1980.

Laura Bowen
Notary Public

My Commission Expires: 7-17-83

STATE OF TENNESSEE)
:
_____ COUNTY)

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $_____, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

_____
Affiant

Sworn to and subscribed before me this ____ day of _____, 1980.

_____
Notary Public

My Commission Expires: _____

RUSH

IDENTIF. REFERENCE

Jul 11 10 12 AM '80

FELIX Z. WILSON JR. REGISTER
DAVIDSON COUNTY, TENN.

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