MAIL TAX BILLS TO:

This Instrument Prepared By:

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

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

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, CHARLES R. WILKERSON, have this day bargained and sold and do hereby transfer and convey unto PAULINE WILKERSON PEAY, her 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 property to be deeded to C. R. Wilkerson; the East by property of Southside Church of Christ; the South by Bell Road (Old Hickory Boulevard); the West by property of Charles A. Driver (Deed Book 4103, page 697).

Beginning at a pin in fence corner on the north right-of-way of Bell Road 40 feet from the center line, being the SE corner of this tract and the SW corner 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; thence with south line of property to be deeded to C. R. Wilkerson N-77°31'W 328.7 feet to a pin in east fence line of Charles A. Driver; thence with east fence line of Driver S-8°00'-W 170.6 feet to a pin by corner post on the north right-of-way of Bell Road 40 feet from the center line; thence with said right-of-way, 40 feet from and parallel with center line around a curve to the right on a radius of 1800.0 feet, for a distance of 351.6 feet to the beginning, containing 1.42 acres more or less.

PARCEL 2:

Bounded on the North by property of Mrs. Pauline W. Peay (Deed Book 1941, page 437); the East by property to be deeded to C. R. Wilkerson; the South by Bell Road (Old Hickory Boulevard); the West by property to be deeded to Mrs. Pauline W. Peay.

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 487.2 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°56'-E 147.9 feet to a pin in fence line; thence with west line of property to be deeded to C.R. Wilkerson N-7°21'15"-E 198.23 feet to a pin

in fence line; thence with south fence line of Pauline W. Peay N-89°11'-W 160.0 feet to a pin by corner post; thence with east line of property to be deeded to Mrs. Peay S-3°54'-W 194.0 feet to the beginning, containing 0.69 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 to be deeded to Mrs. Pauline W. Peay.

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 377.2 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°44'-E 110.0 feet to a pin in fence line; thence with west line of property to be deeded to Mrs. Pauline Peay N-3°54'-E 194.0 feet to a pin by corner post; thence continuing N-2°04'-E 138.0 feet to a pin on the south margin of Benzing Road 15 feet south of center line; thence with the south margin of Benzing Road, 15 feet from and parallel with center line N-86°49'-W 110.0 feet to a pin; thence S-3°08'-W 333.7 feet to the beginning, containing 0.85 acres more or less.

PARCEL 4:

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 to be deeded to C. R. Wilkerson.

Beginning at a pin 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 258.6 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-88°19'-E 118.6 feet to a pin in fence line; thence with west line of property to be deeded to Mrs. Pauline Peay N-3°08'-E 333.7 feet to a pin on the south margin of Benzing Road 15 feet from the center line; thence with the south margin of said Road, 15 feet from and parallel with center line N-81°50'-W 121.1 feet to a pin; thence with east line of property to be deeded to C. R. Wilkerson S-2°48'-W 347.3 feet to the beginning, containing 0.93 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 Pauline Wilkerson Peay, her heirs and assigns, forever, in fee simple.

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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.

Charles R. Wilkerson

STATE OF TENNESSEE)
:
Rutherford COUNTY)

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

WITNESS my hand and official seal at Murfreesboro, Tennessee, this the 26th day of June, 1980.

NOTARY PUBLIC TENN. AT LARGE

Notary Public

My Commission Expires: Oct. 15, 1980

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 on this the _____ day of _____, 1980.

_____
Notary Public

My Commission Expires: _____

F9.7.1.84 RUSH

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IDENTIF. REFERENCE

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FELIX Z. WILKINS REGISTER
DAVIDSON COUNTY, TENN.