Form No. WD-6

This Form furnished by Attorneys Title Company, Inc.

FROM

Margaret Marie Piercey Dillard et al

AND

FROM

F. Spiller Campbell, Jr., Trustee

TO F. Spiller Campbell, Jr., Trustee

TO William Joel Dillard et ux

BOOK 5883 PAGE 698

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
Mr. & Mrs. Wm. Joel Dillard (NAME)	Mr. & Mrs. William Joel Dillard (NAME)	Map 61
1540 Hudson Road, (STREET ADDRESS OR ROUTE NUMBER)	1540 Hudson Road, (STREET ADDRESS)	P/O 63-43 KB
Madison, Tenn. 37115 (CITY) (STATE) (ZIP)	Madison, Tenn. 37115 (CITY) (STATE) (ZIP)	

THIS INSTRUMENT WAS PREPARED BY

F. Spiller Campbell, Jr.,
Attorney-at-law,
704 Florence Ave.,
Madison, Tenn. 37115
Pho: 868-1296

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS: under

$ 50.00 William Joel Dillard
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7th DAY OF May, 19 82

Notary Public

MY COMMISSION EXPIRES July 27, 1984
(AFFIX SEAL)

PARTITION DEED

Whereas, Lucille Dillard, the widow of J. J. Dillard, deceased, by deed dated August 19, 1965, and recorded in Book 3927, page 113, Register's office for Davidson County, Tennessee, did convey to her two sons, James Watt Dillard and William Joel Dillard, as tenants in common, all of her remainder interest in and to the balance of the 83.35 acres she owned as the surviving tenant by the entirety and reserved to herself a life estate; and

Whereas, on the 24th. day of January, 1978, the said James Watt Dillard died, intestate, survived by his widow, the said Margaret Marie Piercey Dillard, and by his son, James William Dillard; and

Whereas, on the 18th. day of August, 1979, the said Lucille Dillard died, intestate, survived by her son, the said William Joel Dillard, by her two daughters-in-law, the said Margaret Marie Piercey Dillard and the said Wilese Denton Dillard, and by her two grand-children, the said James William Dillard and Denise Dillard; and

Whereas, the said James William Dillard married Marcie Ann Richards on the 22nd. day of August, 1980; and

Whereas, the said William Joel Dillard, Margaret Marie Piercey Dil-

05/11 12.03 CHECK

6395

lard and James William Dillard are seized in fee simple of, and share as tenants in common in said realty described in the deed to the said James Watt Dillard, now deceased, and the said William Joel Dillard by deed from the said Lucille Dillard, now deceased, by deed of record in Book 3927, page 113, Register's Office for said County; and

Whereas, said tenants in common have mutually agreed among themselves to a partition of said realty by the exchanging of deeds of partition to effect division of said realty; and

Whereas, the said William Joel Dillard desires to vest his said wife, Wilese Denton Dillard, as tenant by the entirety with him in his part of said division of realty;

NOW, THEREFORE, in consideration of the mutual execution of deeds of partiton of said realty between said tenants in common, and in further consideration of the love and affection the said James William Dillard has for his wife, Wilese Denton Dillard, and for the express purpose of making a re-conveyance to create a tenancy by the entirety;

We, William Joel Dillard, Wilese Denton Dillard, Margaret Marie Piercey Dillard, James William Dillard and Marcie Ann Richards Dillard, do hereby bargain and sell, and, by these presents, do transfer and convey unto the said F. Spiller Campbell, Jr., Trustee, his successors and assigns, the following described tract or parcel, to-wit:

Land located on Hudson Lane or Road in the 11th. Civil District of Davidson County, Tennessee, described according to a survey by J. Bruce Rainey, Surveyor, No. 823, dated January 19, 1982, and known as Tract #2-A of Job No. 81-266, as follows:

Beginning at an iron pin in the southerly margin of Hudson Lane or Road, said southerly margin being 25 feet from the center line of said Lane or Road, and said point of beginning being the Northeast corner of this tract and also being the Northwest corner of the W. J. Dillard land of record in Book 3927, page 128, said Register's Office, as corrected by deed of record in Book 5769, page 410, said Register's Office, and as further corrected by deed of record in Book 5883, Page 211, said Register's Office, and also being located South 80° 40' 11" West 885.84 feet from the Northwest corner of the W. B. Garvin land of record in Book 4688, page 760, Register's Office for said County; thence from said beginning point and with the margin of said Lane or Road, South 80° 40' 11" West 429.84 feet to an iron pin; thence leaving the margin of said Lane or Road, South 11° 54' 6" East 752.55 feet to an iron pin near a well and also near a pond; thence South 80° 40' 11" West 358.02 feet to an iron pin in the easterly margin of Neeley's Bend Road; thence with the margin of said Road, South 11° 54' 6" East 672.82 feet to an iron pin at a fence corner, being the Northwest corner of the Neeley's Bend Methodist Church land of record in Book 3074, page 393, Register's Office for said County;

thence with said Church land and with the fence on the following calls: North 78° 8' 58" East 389.68 feet to an iron pin at a fence corner, thence South 11° 57' 50" East 325.26 feet to an iron pin at a fence corner in the northerly line of the J. A. Gilbert land of record in Book 4438 page 556, Register's Office for said County; thence with the Northerly line of said Gilbert land and with the fence on the following calls: South 84° 12' 19" East 164.23 feet to an iron pin, thence South 85° 37' 10" East 266.77 feet to an iron pin, thence South 85° 39' 44" East 203.95 feet to an iron pin, thence South 85°55' 38" East 131.18 feet to an iron pin; thence leaving the said Gilbert land and the fence, North 8° 9' 1" West 1429.30 to an iron pin at the Southeast corner of the said W. J. Dillard land; thence with said Dillard land on the following calls: South 80° 40' 11" West 345 feet to an iron pin, thence North 21° 51' 14" West 499.28 feet to the point of beginning; containing 35.57 acres, more or less.

Being part of the land conveyed to James Watt Dillard and William Joel Dillard by deed of record in Book 3927, page 113, Register's Office for Davidson County, Tennessee.

Included in this conveyance is all of that portion fronting on said Lane and/or Roads to the center line of said Lane or Road in the event said easement should be abandonned for any reason.

This is unimproved property, known as _____ Hudson Road, Madison, Tennessee 37115.

To Have and To Hold the said real estate, with the appurtenances, estate, title and interest thereto belonging, to the said F. Spiller Campbell, Jr., Trustee, his successors and assigns forever. We covenant that we are lawfully seized and possessed of said right, title and interest in and to said real estate in fee simple, have a good right to convey it and that the same is unencumbered.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said right, title and interest to the said real estate to said grantee, his successors and and assigns, against the lawful claims of all persons.

And now, I, the said F. Spiller Campbell, Jr., Trustee, for the express purpose of carrying out the intent of said conveyance, as above set out, do hereby quitclaim and convey unto William Joel Dillard and wife, Wilese Denton Dillard, their heirs and assigns, the same property hereinabove described and set forth, to which reference is here made, and said property is conveyed subject to the same limitations, restrictions and encumbrances as may affect the premises, as above set forth

IN WITNESS WHEREOF we have hereunto set our hands on this the 7th day of May, 1982.

William Joel Dillard

Margaret Marie Peggy Dillard

Wilese Denton Dillard

James William Dillard

F. Spiller Campbell Jr. Trustee

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

BOOK 5883 PAGE 701

Personally appeared before me, J. Denney Coursey, a Notary Public in and for said County and State, the within named, Margaret Marie Piercey Dillard, James William Dillard. Marcie Ann Richards Dillard, William Joel Dillard and Wilese Denton Dillard, 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 Madison, Tennessee, this 7th day of May, 1982.

J. Denney Coursey
Notary Public

My Commission expires: July 21, 1984

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, J. Denney Coursey, a Notary Public in and for said County and State, the within named F. Spiller Campbell, Jr., Trustee, 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 Madison, Tennessee, this 7th day of May, 1982.

J. Denney Coursey
Notary Public

My Commission expires: July 21, 1984

G 9 0 7 0 5 RUSH

IDENTIF. REFERENCE

MAY 11 9 15 AM '82

REGISTER DAVIDSON COUNTY, TN