FROM

William Joel Dillard et ux et al

TO

Margaret Marie Piercey Dillard, widow

For Instrument's Use

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

BOOK 5883 PAGE 702

| ADDRESS NEW OWNER (GIVE AS FOLLOWS) | SEND TAX BILLS TO | MAP-PARCEL NUMBERS |
|---|---|---|
| Margaret Marie Piercey (NAME) | Dillard (same) (NAME) | Map 63 |
| 1600 Hudson Road, (STREET ADDRESS OR ROUTE NUMBER) | (same) (STREET ADDRESS) | P/o 63-43 K 8 |
| Madison, Tenn. 37115 (CITY) (STATE) (ZIP) | (same) (CITY) (STATE) (ZIP) | |

(FOR REGISTER'S USE)

IDENTIFICATION REFERENCE

MAY 11 9 15 AM '82

REGISTER OF DEEDS DAVIDSON COUNTY, TN

RUSH

$ 90705

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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

$ 50.00 or less Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 7th DAY OF May, 1982

Notary Public

MY COMMISSION EXPIRES: July 21, 1984

(AFFIX SEAL)

DEED OF PARTITION

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;

Whereas. the said William Joel Dillard, Margaret Marie Piercey Dillard 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 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 to effect division of said realty;

NOW, THEREFORE, in consideration of the mutual execution of deeds of partition 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 mother, the said Margaret Marie Piercey Willard;

We, the said William Joel Dillard and James William Dillard, do hereby bargain and sell and by these presents do transfer and convey unto the said Margaret Marie Piercey Dillard, her heirs and assigns, all our right, title and interest in and to the following tracts or parcels of land in the 11th. Civil district of Davidson County, described according to a survey made by J. Bruce Rainey, Surveyor, No. 823, dated January 19, 1982, known as Job No. 81-266, as follows:

Tract No. 1-A:

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 the Northwest corner of the J. W. Dillard land of record in Book 3927, page 124, Register's Office for said County, and also being located South 80° 40' 11" West 350.24 feet from the northwest corner of the W. B. Garvin tract 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 190.60 feet to an iron pin at the Northeast corner of the W. J. Dillard tract of record in Book 3927, page 128, Register's Office for said County, and as corrected by deeds of record in Book 5769, page 410, R.O.D.C., and in Book 5883, Page 211, R.O.D.C.; thence leaving the margin of said Hudson Road or Lane and with the easterly line of said Dillard land, South 21° 51' 14" East 499.29 feet to an iron pin at the Southeast corner of the said Dillard land; thence leaving said Dillard land, South 8° 9' 1" East 1,429.30 feet to an iron pin in a fence line, being the northerly line of the J. A. Gilbert land of record in Book 4438, page 556, Register's Office for said County; thence with said Gilbert land and also along the North line of the R. B. Brown land of record in Book 3930, page 273, said Register's Office, and with the fence on the following calls: South 85° 55' 38" East 3.50 feet to an iron pin, thence South 86° 3' 5" East 165.25 feet to an iron pin, thence South 84° 57' 10" East 182.85 feet to an iron pin, thence South 85° 58' 28" East 540.84 feet to an

existing iron pipe in the westerly line of the Ed. Menees land of record in Book 1425, page 574, Register's Office for said County; thence leaving said land of R. B. Brown and with the land of said Menees and a fence, North 10° 24' 20" East 308.55 feet to an existing iron pin at a fence corner, said corner being the southwesterly corner of the J. R. Compton land of record in Book 5017, page 689, Register's Office for said County; thence with the westerly line of said Compton land, and also along the westerly line of the lands of H. C. Gentry of record in Book 4404, page 35, said Register's Office, R. N. Wilburn of record in Book3993, page 756, said Register's Office, R. F. McDaniel of record in Book 4134, page 386, said Register's Office, and with the land of the said W. B. Garvin, on the following calls and along a fence: North 25° 54' 24" West 970.98 feet to an iron pin, North 25° 25' 31" West 406.31 feet to an iron pin, North 24° 22' 24" West 29.57 feet to an iron pin, being the southeasterly corner of the J. W. Dillard land as corrected in Book 5769, page 407, said Register's Office,and in Book 5883, page 208, said Register's Office; thence leaving the fence and with said Dillard land, South 80° 21'50" West 354.40 feet to an iron pin; thence with said Dillard land, North 21° 51' 14" West 499.28 feet to the point of beginning; containing 29.60 acres, more or less.

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

Tract No 1-B:

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 located South 80° 40' 11" West 1,315.68 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 with the margin of Hudson Lane or Road, South 80° 40' 11" West 239.23 feet to an iron pin at a fence, and being the Northeast corner of the Neeley's Bend Church of Christ land of record in Book 4907, page 96, Register's Office for said County; thence with the said Church land and with the fence, South 7° 24' 41" East 78.85 feet to an iron pin at the fence corner; thence with said Church land and with the fence, South 80° 14' 10" West 112.58 feet to an iron pin in the easterly margin of Neeley's Bend Road; thence leaving the church land and with the margin of said Road, South 11° 54' 6" East 672.81 feet to an iron pin; thence leaving the margin of said Road, North 80° 40' 11" East 358.02 feet to an iron pin west of a well; thence North 11° 54' 6" West 752.55 feet to the point of beginning; containing 5.97 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 said County.

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

Tract 1-A is improved property, known as _____ Hudson Road, Madison, Tenn. 37115

Tract 1-B is unimproved property, known as _____Hudson Road, Madison, Tenn. 37115.

The said Wilese Denton Dillard, the wife of William Joel Dillard, and the said Marcie Ann Richards Dillard, the wife of James William Dillard, joins in executing this deed to the grantees herein for the

sole purpose of conveying any possible right, title and interest in said tracts of land they may have as a consequence of their marital rights as wives.



To Have and To Hold the said real estate, with the appurtenances, estate, title and interest thereto belonging, to the said Margaret Marie Piercey Dillard, her heirs, 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, her heir and assigns, against the lawful claims of all persons.

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

James William Dillard

William Joel Dillard

Marcie Ann Richards Dillard

Wilese Denton Dillard

STATE OF TENNESSEE )
)
COUNTY OF DAVIDSON )

Personally appeared before me, J. Denny Conway, a Notary Public in and for said County and State, the within named William Joel Dillard, Wilese Denton Dillard, James William Dillard and Marcie Ann Richards 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. Denny Conway
Notary Public

My commission expires: July 21, 1984