# PARTITION DEED

| NEW OWNERS: | SEND TAX BILLS TO: | MAP & PARCEL: |
|---|---|---|
| MARK A. JOHNSON et al<br>1045 Fontaine Dr.<br>Goodlettsville, TN<br>37072 | MARK A. JOHNSON et al<br>1045 Fontaine Dr.<br>Goodlettsville, TN<br>37072 | 51-4-59 |

THIS INSTRUMENT PREPARED BY:
Robert T. Johnson, Attorney
518 South Gallatin Pike
Madison, Tennessee 37115

**KNOWN ALL MEN BY THESE PRESENTS THAT,**

WHEREAS, ROBERT T. JOHNSON, MARK A. JOHNSON, and JOY VESTER TYREE, are the owners as of real property acquired by Affidavit of Inheritance as recorded in Book page, , Register's Office for Davidson County, Tennessee and as described as follows:

Land in Davidson County, Tennessee, a certain tract or parcel of land located in the 11th Civil District, more particularly described as follows:

Beginning at a point in the westerly margin of Gallatin Pike, said point being 186 feet, more or less southerly from the intersection of the center of Madison Avenue and the westerly margin of Gallatin Pike; thence southwardly, with said margin of said pike, 75 feet to a point; thence westwardly at right angles with the said margin of said Pike, 215 feet to a point; thence northwardly at right angles and parallel to said margin of said Pike, 75 feet to a point; thence eastwardly at right angles 215 feet to the point of beginning.

And being the same property conveyed to A.L. Johnson by the Third National Bank, Executor for the Estate of Newman Cheek, and recorded in Book 5461, page 99, Register's Office for said County.

Said property is subject to an easement for sanitary sewers and or storm drainage granted Metropolitan Government of Nashville, and Davidson County, by Newman Cheek of record in Book 3373, page 150 and Book 4197, page 316, said Register's Office.

And being the same property conveyed to Mike A. Johnson, et al by Installment Deed as recorded in Deed Book 5601, page 407, said Register's Office.

Said property is improved and designated and known as Nos. 514, 516 and 518 South Gallatin Road, Madison, Tennessee;

Less an undivided three-fourth (3/4) share or interest of said described property referred to as 516 South Gallatin Road, Madison, Tennessee conveyed to Mark A. Johnson in Partition Deed, as record of Deed Book 7419, Page 162 said Register's Office and more particularly described a s follows:
Land in the Eleventh (11) Civil District of Davidson County, Tennessee described as beginning at a point in the westerly margin of Gallatin Pike, 186 feet more or less, southerly from the intersection of the center of Madison Avenue and the westerly margin of Gallatin Pike; thence southwardly with said west margin of

Gallatin Pike 50 feet to a point therein; thence westwardly at right angles to said Pike, 215 feet to a point; thence northwardly at right angles, parallel to said Gallatin Pike, 25 feet to a point; thence eastwardly at right angles 215 feet to the westerly margin of the Gallatin Pike, thence southwardly at right angles 25 feet to the point of beginning.

AND, WHEREAS, said owners have mutually agreed, the agreement of each being in consideration of the agreement of the others, that they will make a partial division of said real property in the manner hereinafter set forth.

THEREFORE, in order to carry out said Agreement for Partial Division of said described property, said MARK A. JOHNSON does hereby quitclaim, relinquish and transfer to said ROBERT T. JOHNSON AND JOY VESTER TYREE, in equal shares and to their respective heirs and assignees, all of his right title and interest in and to the above-described real property subject to the existing secured indebtedness thereon, and the easement or easements referred to hereinabove; and in furtherance of said Agreement for Partial Division of said property, the said ROBERT T. JOHNSON and JOY VESTER TYREE, do hereby Quitclaim, relinquish and transfer to MARK A. JOHNSON, his heirs and assignees an undivided one-fourth (1/4) share or interest in and to that portion of said described property referred to as No. 516 South Gallatin Road, Madison, Tennessee and more particularly described as follows:

Land in the Eleventh (11) Civil District of Davidson County, Tennessee described as beginning at a point in the westerly margin of Gallatin Pike, 186 feet more or less, southerly from the intersection of the center of Madison Avenue and the westerly margin of Gallatin Pike; thence southwardly with said west margin of Gallatin Pike 50 feet to a point therein; thence westwardly at right angles to said Pike, 215 feet to a point; thence northwardly at right angles, parallel to said Gallatin Pike, 25 feet to a point; thence eastwardly at right angles 215 feet to the westerly margin of the Gallatin Pike, thence southwardly at right angles 25 feet to the point of beginning.

NOTE: The intention of the parties is that Mark Johnson will acquire an undivided one hundred percent (100%) share or interest in and to that portion of said above described property referred to as no. 516 South Gallatin Road through the previous partition deed recorded in Book 7413, page 162 in said Register's Office and this partition deed; and whereas Robert T. Johnson and Joy Vester Tyree will acquire equal shares of the remaining partitioned property referred to as Nos. 514 and 518 South Gallatin Road through the previous partition deed recorded in Book 7413 Page 162 in said Register's Office and this partition deed.

IN WITNESS WHEREOF, the undersigned MARK A. JOHNSON, ROBERT T. JOHNSON and JOY VESTER TYREE have executed this Partition Deed in Madison, Tennessee this 31st day of December, 1992.

MARK A. JOHNSON

ROBERT T. JOHNSON

JOY VESTER TYREE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me Danielle Morphew, a Notary Public in and for said County and State, the within named Mark A. Johnson, Robert T. Johnson and Joy Vester Tyree, the bargainors, with whom I am personally acquainted, and who acknowledged that they executed the foregoing Partition Deed for the purposes therein stated.

Witness my official seal at office in Davidson Co. Nashville Tennessee, this 31st day of December, 1992.

NOTARY PUBLIC

My commission expires: November 25, 1995

BOOK 9163 PAGE 170

AFFIDAVIT

State of Tennessee
County of Davidson

The actual value or consideration for this transfer is $0 (Zero Dollars).

Affiant

Sworn and subscribed before me this the 24th day of November, 1993.

Notary

My commission expires: My Commission Expires JAN. 23, 1994

2463 11/24 0101 03CHECK 16.00

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IDENTIF. + REFERENCE

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FELIX A. ... REGISTER
DAVIDSON COUNTY, TN.

PICK-UP