FORM NO. WD-1

From: William Joel Dillard et ux

To: James Closser

Davidson County DEEDWARR
Recvd: 03/01/02 13:42 2pgs
Fees:13.00 Taxes:148.00

20020301-0026192

STATE OF TENNESSEE)
COUN **STATE OF TENNESSEE**
THE **COUNTY OF DAVIDSON**
EVER) THE ACTUAL CONSIDERATION OR TRUE VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 40,050.00

Spiller Campbell
AFFIANT

SUBSC SUBSCRIBED AND SWORN TO BEFORE ME, THIS
2(THE 1st DAY OF March 2002

Kim LeDoux
Deputy Register

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Spiller Campbell, Jr., Atty., 504 Stahlman Bldg., Nashville, Tenn. 37201
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James Closser (NAME)	James Closser (NAME)	To Be Assigned
1729 Hudson Road, (STREET ADDRESS OR ROUTE NUMBER)	same as to the left (STREET ADDRESS)	
Madison, Tenn. 37115 (CITY) (STATE) (P. O. ZIP)	same as to the left (CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, WILLIAM JOEL DILLARD and wife, WILESE DENTON DILLARD,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO JAMES CLOSSER

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN the 9th. Councilmanic District, formerly the 11th. Civil District, of Davidson County, Tennessee, and being Lot No. 1 of William J. Dillard Lot on Hudson Road, of record in Plat Book of record in instrument No. 20020213-0019170, Register's Office for Davidson County, Tennessee, described as follows:

Beginning at an iron pin in the Southerly margin of Hudson Road, said pin being the most Northwest corner of said herein described Lot No. 1, and also being the most Northeast corner of the tract conveyed to Patricia Layhew in the instrument No. 20020128 0011734, said Register's Office; thence North 80° 46' 27" East, with the Southerly margin of Hudson Road, 120.05 feet to an iron pin in said margin; thence South 11° 54' 06" East 333.67 feet, severing said Lot No. 1 and with the westerly line of William J. Dillard property of record in Book 5883, Page 698, said Registers Office, to an iron pin; thence South 80° 46' 27" West 120.05 feet, severing said Lot No. 1 from the Dillard property, to an iron pin in the Easterly line of Layhew tract; thence North 11° 54' 06" West with Layhew's easterly line 333.67 feet to Beginning; Containing 0.919 acres, more or less.

Being part of the same property conveyed to William Joel Dillard and wife, Wilese Denton Dillard, by partition deed from Margaret Marie Piercy Dillard et al of record in Book 5883, Page 698, said Register's Office.

This is unimproved (X) / improved ( ) property, known as Hudson Road, Madison, Tenn. 37115
(House Number) (Street) (P. O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this 26th. day of February, 2002

William Joel Dillard
William Joel Dillard

Wilese Denton Dillard
Wilese Denton Dillard

STATE OF TENNESSEE
Davidson County

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named William Joel Dillard and wife, Wilese Denton Dillard,

the bargainor S, 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 26 day of February 2002.

SHERRI HELEM NOTARY PUBLIC AT LARGE DAVIDSON CO. TENNESSEE MY COM. EXP. JULY 30, 2005

Commission expires _____

Sherri Helem
Notary Public

STATE OF TENNESSEE
Davidson County

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon (his oath) (their several oaths) acknowledged (himself) (themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he) (they) as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____, 19__.

My commission expires _____

_____
Notary Public

WARRANTY DEED

FROM
William Joel Dillard et ux

TO
James Closser

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.