Davidson County DEEDQC
Recvd: 01/20/06 13:00 2 pgs
Fees:12.00 Taxes:0.00

20060120-0007856

20B

QUITCLAIM DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James Dillard (NAME)	SAME AS NEW OWNER (NAME)	MAP 063-00
1542 Hudson Road (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	PARCEL 257.00
Madison, TN 37115 (CITY) (STATE) (P.O. ZIP)	(CITY) (STATE) (ZIP)	

THIS INSTRUMENT WAS PREPARED BY

AMTITLE & ESCROW, LLC
515 Rivergate Parkway, Suite 111
Goodlettsville, TN 37072

PREPARED FROM INFORMATION FURNISHED BY THE PARTIES HEREIN. NO EXAMINATION OF THE PUBLIC RECORDS IN THE REGISTER'S OFFICE FOR THE AFORESAID COUNTY HAS BEEN MADE TO DETERMINE THE STATUS OF OWNERSHIP OR STATUS OF TITLE.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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

$ -0- x James Dillard
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th DAY OF January 2006

Notary Public

MY COMMISSION EXPIRES: 9/22/07

(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

FOR AND IN CONSIDERATION of One Dollar ($1.00), cash in hand paid, the receipt of which is hereby acknowledged, Margaret Marie Piercey Dillard, Unmarried, by these presents do hereby quitclaim my/our interest unto James Dillard and wife, Marcie A. Dillard, their successors and assigns, all her right, title and interest in and to the following described tract of land:

LAND in Davidson County, Tennessee, Beginning at an iron rod situated in the southerly margin of Hudson Road, said point also being the northeast corner of the William J. Dillard & wife property of record in Book 5883, Page 211, Register's Office for Davidson County, Tennessee; thence, along said road, N 80 deg. 41' 51" E, a distance of 51.23 feet to an iron rod; thence, leaving said road, S 21 deg. 53' 11" E, a distance of 342.55 feet to an iron rod; thence, S 49 deg. 07' 17" E, a distance of 265.05 feet to an iron rod; thence, S 21 deg. 39' 26" E, a distance of 209.89 feet to an iron rod; thence, S 08 deg. 09' 50" E, a distance of 647.29 feet to an iron rod; thence, S 81 deg. 50' 10" w, a distance of 234.87 feet to an iron rod; thence, N 08 deg. 17' 07" W, a distance of 898.32 feet to an iron rod; thence, N 21 deg. 53' 11" W, a distance of 499.24 feet to the point of beginning and containing 235,899,904 square feet or 5.416 acres of land.

Also conveyed herewith are all those certain rights contained in that certain Easement for Common Ingress & Egress, Utility Placement Easement, Maintenance Agreement, Sewer Easement, Water Easement and Restrictions to run with the land of record by Instrument No. 20010830-0093971, Register's Office for Davidson County, Tennessee.

Being part of the same property conveyed to Margaret M. P. Dillard, Unmarried

CONTINUED

Said property is conveyed subject to such limitations, restrictions, and encumbrances as may affect the premises.

Witness my hand this 13th day of January 2006, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Margaret Marie Piercey Dillard
Margaret Marie Piercey Dillard

CASTQCDE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Margaret Marie Piercey Dillard, Unmarried, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained. Witness my hand and official seal at Goodlettsville, Tennessee, this 13th day of January, 2006.

Commission expires 11/24/07

Notary Public

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires NOV. 24, 2007

STATE OF TENNESSEE
COUNTY OF

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that _____ as such _____ and _____ being authorized so to do, execute 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 _____.

My commission expires _____

Notary Public

LEGAL DESCRIPTION CONTINUATION

by Warranty Deed of record in Book 5883, Page 702, Register's Office for Davidson County, Tennessee; and being the same property conveyed to Margaret Marie Piercey Dillard by Quitclaim Deed of record in Instrument No. 20020822-0090620, Register's Office for Davidson County, Tennessee, recorded August 22, 2001.