BILL GARRETT, Davidson County
Trans:T20120062054 DEEDQC
Recvd: 08/20/12 14:24 5 pgs
Fees:28.00 Taxes:27.28
20120820-0074585

QUITCLAIM DEED

THIS INSTRUMENT PREPARED BY:	PROPERTY OWNER:	PROPERTY ADDRESS:	MAIL TAX BILLS TO:	TAX PARCEL #'S:
Matthew W. Barnes, Esq. Burr & Forman LLP 420 North 20th Street, Suite 3400 Birmingham, Alabama 35203 **WHEN RECORDED RETURN TO:** Stewart Title Guaranty Company National Title Services 1980 Post Oak Blvd, Suite 610 Houston, Texas 77056	Margaret Marie Piercey Dillard 1542 Hudson Road Madison, TN 37115	1548 Hudson Rd. Madison, TN 37115	Margaret Marie Piercey Dillard 1542 Hudson Road Madison, TN 37115	A portion of 063 00 0 257.00

~~WARRANTY DEED~~

THIS INDENTURE, made and entered into this 21st day of August, 2012, by and between **JAMES WILLIAM DILLARD** and **MARCIE ANN DILLARD**, husband and wife, having a mailing address of 1542 Hudson Road, Madison, Tennessee 37115 (collectively, "**Grantor**") and **MARGARET MARIE PIERCEY DILLARD**, with a mailing address of 1542 Hudson Road, Madison, Tennessee 37115 (hereinafter "**Grantee**");

W I T N E S S E T H :

THAT for and in consideration of Ten Dollars and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of all of which is hereby acknowledged, Grantor has quitclaimed, bargained and sold and does hereby quitclaim, bargain, sell, convey, and confirm unto Grantee the following described real estate, situated and being in the City of Madison, County of Davidson, State of Tennessee, to-wit:

All of that certain real estate described in **Exhibit "A"** attached hereto and incorporated herein by this reference.

This being a portion of the same real estate conveyed to Grantor by Quitclaim Deed of record under Instrument No. 20060120-0007856, in the Register's Office of Davidson County, Tennessee.

TO HAVE AND TO HOLD the said real estate to Grantee, so that neither Grantor or any person or person claiming under Grantor shall at any time, by any means or ways, have, claim or demand any right to title to said premises or appurtenances, or any rights thereof.

As used herein, pronouns shall be construed according to their gender and number according to the context thereof.

[Signatures appear on the following page.]

IN WITNESS WHEREOF, Grantor has executed this instrument on this the day and year first above written.

GRANTOR:

James William Dillard

JAMES WILLIAM DILLARD

Marcie Ann Dillard

MARCIE ANN DILLARD

RUTH J. RICHARDS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

My Commission Expires:
March 3, 2014

Personally appeared before me, RUTH J. RICHARDS , a Notary Public in and for said State and County, **JAMES WILLIAM DILLARD**, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the foregoing Quitclaim Deed for the purposes therein contained.

WITNESS my hand and seal at office, on this 21 day of August, 2012.

RUTH J. RICHARDS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Ruth Richards
Notary Public

My Commission Expires:
(Notary Seal)

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

My Commission Expires:
March 3, 2014

Personally appeared before me, RUTH J. RICHARDS , a Notary Public in and for said State and County, **MARCIE ANN DILLARD**, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the foregoing Quitclaim Deed for the purposes therein contained.

WITNESS my hand and seal at office, on this 21 day of August, 2012.

RUTH J. RICHARDS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

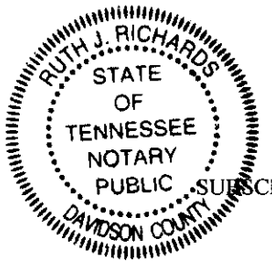
Ruth Richards
Notary Public

My Commission Expires:
(Notary Seal)

My Commission Expires:
March 3, 2014

AFFIDAVIT OF VALUE

I, or we, hereby swear or affirm that to the best of affiant's knowledge, information and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is $7,372.00 (Seven Thousand Three Hundred Seventy Two Dollars and no cents), which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.



James William Dillard
AFFIANT

SUBSCRIBED AND SWORN TO before me this 20 day of August, 2012

Ruth Richards
Notary Public

My Commission Expires: March 5, 2014

#

(For Recording Data Only)#

2024193 v1
BU# 812526; Lakewood NAS051

EXHIBIT "A"

Beginning at a capped iron pin set, said iron pin being South 13 degrees 17 minutes 13 seconds East, 1,388.64 feet from an iron pin found in the south margin of Hudson Road at the northeast corner of the property conveyed to Esther L. Howard, of record in Instrument No. 200703190033000, of Record in the Register's Office of Davidson County, Tennessee;

Thence, North 08 degrees 09 minutes 01 second West, 110.00 feet to a capped iron pin set at the northwest corner of the parcel described herein;

Thence, North 81 degrees 50 minutes 59 seconds East, 158.00 feet to a capped iron pin set at the northeast corner of the parcel described herein;

Thence, South 08 degrees 09 minutes 01 second East, 110.00 feet to a capped iron pin set at the southeast corner of the parcel described herein;

Thence, South 81 degrees 50 minutes 59 seconds West, 158.00 feet to the point of beginning, containing 17,380 square feet, (0.399 acres).

Being a portion of the property conveyed to James Dillard and Marcie A. Dillard of record in Instrument No. 200601200007856, of the Register's Office of Davidson County, Tennessee.