BILL GARRETT, Davidson County
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20140805-0070006

This Instrument Prepared By:
Angus Gillis, III Attorney
SCHULMAN, LeROY & BENNETT, P.C.
P.O. Box 190676
Nashville, TN 37219-0676

QUITCLAIM DEED

ADDRESS OF NEW OWNER	SEND TAX BILLS TO	MAP-PARCEL NOS.
James William Dillard and	Same	06300006500 - Tract I
Jamey Shannon Dillard Farrar,		06300006400 - Tract II
Co-Trustees		06300027200 - Tract III Lot 2
1542 Hudson Road		06300027100 - Tract III Lot 1
Madison, Tennessee 37115		063000278900 -Tract IV

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for transfer is zero (0). No taxes are due on recordation of this instrument. This Quitclaim Deed is executed by an executor to implement a testamentary devise.

GERALDINE L. HAFFNER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires September 18, 2017

James William Dillard
James William Dillard, Affiant

SWORN TO AND SUBSCRIBED before me this 31st day of July, 2014.

Geraldine L. Haffner
Notary Public

Commission Expires: September 18, 2017

This instrument is executed on this the 31 day of July, 2014 by James William Dillard, Executor of the Estate of Margaret Marie Piercey Dillard. James William Dillard is transferring such interest as Margaret Marie Piercey Dillard had in the property described below to James William Dillard and Jamey Shannon Dillard Farrar, Co-Trustees of the testamentary trust

created in the Last Will and Testament of Margaret Marie Piercey Dillard. The Last Will and Testament and the First Codicil to the Last Will and Testament of Margaret Marie Piercey Dillard were admitted to Probate in the Seventh Circuit Court of Davidson County in case number 13P1896.

Now therefore, in order to fulfill a testamentary devise contained in the Last Will and Testament of Margaret Marie Piercey Dillard, I, James William Dillard, in my capacity as the Executor of the estate of Margaret Marie Piercey Dillard do hereby quit claim unto, James William Dillard and Jamey Shannon Dillard Farrar, Co-Trustees, all of the right, title and interest of the estate of Margaret Marie Piercey Dillard in and to the following described real estate, situated in the County of Davidson and State of Tennessee, to wit:

Tract I

A tract of land in the 11th, formerly the 19th Civil District of Davidson County, Tennessee, described according to a survey made by the S.M. McMurray Engineering Company, December 13, 1937, as follows:

Beginning at a point in the center of Hudson Road, J.M. Duncan's southwest corner; thence north 82° 55' east, with the south line of the Duncan Tract, 2,548.85 feet to a point; thence south 28° east 586.3 feet to a point in the north margin of a twenty foot road; thence north 88° 23' west, with the northerly margin of said twenty foot road, 2,737 feet to a point in the center of Hudson Road, 23 feet north of C.A. Hudson's northwest corner; thence with the center of Hudson Road north 28° west 142 feet to the point of beginning, containing 19.83 acres, more or less.

Being the same property conveyed to James Watt Dillard, and wife, Margaret Marie Piercey Dillard, by Warranty Deed recorded in Book 3927, page 120, Register's Office of Davidson County, Tennessee from James W. Dillard, William Joel Dillard and Lucille Dillard, being all the heirs at law of J.J. Dillard, and James W. Dillard, individually. James Watt Dillard predeceased Margaret Marie Piercey Dillard. James Watt Dillard died on January 24, 1978 .

This is unimproved property located on Hudson Road in Madison, Tennessee. No street address has been assigned. The property description used herein is taken directly from the Warranty Deed recorded in Book 3927, Page 120 Register's Office of Davidson County.

Tract II

A tract of land in the 11th, formerly 19th Civil District of Davidson County, Tennessee described according to a survey made December 13, 1937, by S. M. McMurray Engineering Company as follows:

Beginning at a point on the northerly margin of a twenty foot road, the southeast

corner of a tract of land conveyed to J.J. Dillard and J. W. Dillard by deed from Benton Pharris, of record in Book 1041, page 163, Register's Office for said County; and running thence north 28° west, with their eastern boundary line, 586.3 feet to their northeast corner; thence north 82° 55' east 982.15 feet to a stake on Cumberland River; thence down said river, south 24.75° east 423.555 feet and south 23° east 396 feet to C.A. Hudson's northeast corner; thence north 87.75° west, with his northern boundary line, 3745.5 feet to the center of Hudson Road; thence north 28° west, with the center of said Hudson Road, 23 feet to the southwest corner of said tract of land conveyed to J.J. and J.W. Dillard; thence 88° east, with their southern boundary line and the northerly margin of said 20 foot road, 2737 feet to the beginning, containing in all 19 acres, more or less.

Being the same property conveyed to James Watt Dillard, and wife, Margaret Marie Piercey Dillard, by Warranty Deed from James W. Dillard and William J. Dillard. The Warranty Deed is recorded in Book 3927, Page 116, Register's Office of Davidson County, Tennessee. James Watt Dillard predeceased Margaret Marie Piercey Dillard. James Watt Dillard died on January 24, 1978

The property description used herein is taken directly from the Warranty Deed recorded in Book 3927, Page 116, Register's Office of Davidson County.

This is unimproved property located on Hudson Road in Madison, Tennessee 37115. No street address has been assigned.

Tract III

Land in Davidson County, Tennessee being Lots 1 and 2 on the Final Plat of Margaret Heights Subdivision which plat is recorded as Instrument Number 20040629-0077366 in the Register's Office for Davidson County, Tennessee. Reference is hereby made to this plat for a full and complete description of said Lots 1 and 2.

This conveyance of Lots 1 and 2 is subject to all matters shown on said plat including all public utility and drainage easements. Further, by warranty deed of record as instrument number 20050916-0111739, Margaret Marie Piercy Dillard conveyed Lot 3 on the Final Plat of Margaret Heights Subdivision which plat is recorded as instrument number 20040629-00773660 to Mark C. Ridings and wife, Larinda C. Ridings. A document entitled "Restrictive Covenant Applicable to Lot 3 of Margaret Heights Subdivision" was recorded as instrument number 20050916-0111738 of the Register's Office for Davidson County, Tennessee. This document provides in pertinent part as follows:

> It is further agreed by the Developer that an easement over Lot No. 1 or Lot No. 2 for a water line will be granted to MARK RIDINGS

AND WIFE, LARINDA RIDINGS the owners of Lot No. 3 if needed to complete construction of structure on Lot No. 3.

This conveyance is subject to this potential right for an easement for a waterline if needed.

Lots 1 and 2 are part of the same property conveyed to James Watt Dillard, and wife, Margaret Marie Piercey Dillard, by deed from Lucille Dillard recorded in Book 3927, Page 124, Register's Office of Davidson County, Tennessee and amended by Deed of Correction recorded in Book 5769, Page 407, Register's Office of Davidson County from William Joel Dillard, Wilese Denton Dillard, James William Dillard and Marcie Anne Richards Dillard to Margaret Marie Piercey Dillard and further amended by Deed of Correction from William Joel Dillard, Wilese Denton Dillard, James William Dillard and Marcie Anne Richards Dillard to Margaret Marie Piercey Dillard recorded in Book 5883, Page 208, Register's Office of Davidson County. James Watt Dillard predeceased Margaret Marie Piercey Dillard. James Watt Dillard died on January 24, 1978.

Lot 1 is improved property known as 1600 Hudson Road, Madison, Tennessee 37115, and Lot 2 is unimproved property known as 1570 Hudson Road, Madison, Tennessee 37115.

Tract IV

Beginning at a capped iron pin set, said iron pin being south 13° 17' 13" 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 Number 200703190033000, of Record in the Register's Office of Davidson County, Tennessee;

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

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

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

Thence, South 81° 50' 59" 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 Number 200601200007856, of the Register's Office of

Davidson County, Tennessee.

Tract IV includes the property leased by Margaret Marie Piercey Dillard, James William Dillard and Marcie Anne Richards Dillard, to New Cingular Wireless PCS, LLC, a Delaware limited liability company, successor by merger to BellSouth Moblity, Inc., a Georgia limited liability company, successor by corporate election to BellSouth Mobility, Inc., a Georgia corporation ("AT&T"), as tenant. The lease (the "Lease") is entitled "Option and Lease Agreement" and is dated February 2, 1993. A Memorandum of Lease dated January 12, 1994 was recorded in Book 9241, Page 812, Register's Office of Davidson County. The real property that was leased was a portion of the property conveyed to James W. Dillard and wife, Marcie Anne Richards Dillard by deed of record in Book 6272, Page 222, Register's Office of Davidson County. Such real property was also a portion of the property conveyed to Margaret Marie Piercey Dillard by deed of record in Book 5883, Page 702, Register's Office of Davidson County. The area leased may hereinafter be referred to as the "Easement Area" or the "Tower Site."

Margaret Marie Piercey Dillard, James William Dillard and Marcie Ann Richards Dillard, as lessors and AT&T, as tenant, entered into a certain Amendment to Memorandum of Lease which was dated May 16, 1994 and recorded in Book 9368, Page 60, Register's Office of Davidson County. The description of the property being leased was amended and the Ingress/Egress Easement Description was amended.

By document entitled "Easement for Common Ingress and Egress, Utility Placement Easement, Maintenance Agreement, Sewer Easement, Water Easement and Restrictions to Run With the Land" which is of record as Instrument Number 20010830-0093971, Register's Office of David County, Margaret Marie Piercey Dillard created certain easements that would benefit six tracts she owned which were in close proximity to the leased tract ("the Tower Site") which was leased by instruments recorded in Book 9241, Page 812 as amended in Book 9368, Page 60, Register's Office of Davidson County. These easements also served the Bell South tower site.

By Quitclaim Deed of record as Instrument Number 20060120-0007856 Register's Office of Davidson County Margaret Marie Piercey Dillard conveyed to James Dillard and wife, Marcie A. Dillard her interest in a tract of land containing approximately 5.416 acres which tract contained the Tower Site.

Subsequently by Quitclaim Deed of record as Instrument Number 20120820-0074554, Register's Office of Davidson County, James William Dillard and wife, Marcie Anne Dillard, conveyed their interest in a 110 foot by 158 foot rectangular piece of property to Margaret Marie Piercey Dillard. This tract included the Tower Site.

By "Grant of Easement" of Record as Instrument Number 20121130-0109827, Margaret Marie Piercey Dillard granted Global Signal Acquisitions IV, LLC, a Delaware limited liability company (GSA IV), a perpetual easement for the use of a 70 foot by 90 foot tract (the "Easement Area" or the "Tower Site") which was part of the property conveyed to Margaret Marie Piercey Dillard by Quitclaim Deed recorded as Instrument Number 20120820-0074554, Register's Office of Davidson County. In this Grant of Easement, Margaret Marie Piercey Dillard also assigned to GSA IV all of her right title and interest to the Lease. This Grant of Easement also granted Global Signal Acquisitions IV, LLC a non exclusive perpetual thirty foot right of way for ingress and egress together with the right to install, replace and maintain utility wires, poles, cables, conduits and pipes (the "Access Easement"). The Easement Area and the Access Easement are more fully described in said Grant of Easement.

There are provisions in the Grant of Easement pursuant to which the Easement Area could be abandoned and subsequently utilized by Margaret Marie Piercey Dillard or her heirs. There are also provisions pursuant to which Margaret Marie Piercey Dillard could be required to grant additional area for an access easement, construction easement, etc. Further, there is a provision giving Global Signal Acquisitions IV, the right of first refusal if Margaret Marie Piercey Dillard decides to sell all or a portion of the Easement Area. In addition, Global Signal Acquisitions IV in the Grant of Easement has an option to expand the easement area to include the entire 155 foot x 110 foot parcel owned by Margaret Marie Piercey Dillard.

Finally, Margaret Marie Piercey Dillard by Assignment of Lease recorded as Instrument No. 20121130-0109828, assigned her interest as Landlord under the Lease as amended to Global Signal Acquisitions IV, LLC.

Despite these transactions the fee ownership of the property described above remains in the name of Margaret Marie Piercey Dillard and her interest in the same is hereby conveyed to James W. Dillard and Jamey Shannon Dillard Farrar, Co-Trustees.

This derivation clause is a summary of what is contained in the documents described. Such statements shall not in anyway amend the Grant of Easement or any other document described or referenced herein.

Margaret Marie Piercey Dillard has greated easements that benefit Tract IV above. These are described in (a) the Grant of Easement of Record as Instrument No. 20121130-0109827 (b) that certain Easement for Common Ingress and Egress, Utility Placement Easement, Maintenance Agreement, Sewer Easement, Water Easement and Restrictions to Run with to the Land of recorded as Instrument No 20010830-0093971, in (c) the Option and Lease Agreement, a memorandum of which is entitled "Memorandum of Lease and is recorded in Book 9241, Page 812, Register's Office of Davidson County, and (d) that certain Amendment to

Memorandum of Lease which is recorded in Book 9368, Page 60, Register's Office of Davidson County. James W. Dillard as Executor of the estate of Margaret Marie Piercey Dillard hereby conveys all beneficial rights the estate has in such easements to James W. Dillard and Jamey Shannon Dillard Farrar, Co-Trustees.

All conveyances in this Quitclaim Deed are made subject to all easements of record and subject to such limitations, restrictions and encumbrances as may affect the real property and easements herein conveyed.

In witness whereof, James W. Dillard in his capacity as Executor of the estate of Margaret Marie Piercey Dillard has set his hand on the day and date first above written.

James William Dillard

James William Dillard, Executor of the Estate of Margaret Marie Piercey Dillard

STATE OF TENNESSEE)
COUNTY OF Wilson)

Personally appeared before me, Geraldine Haffner, a Notary Public, James William Dillard, with whom I am personally acquainted, and who acknowledged that such person executed the within instrument for the purposes therein contained, and who further acknowledged that such person is the Executor of the Estate of Margaret Marie Piercey Dillard and is authorized to execute this instrument on behalf of the Estate of Margaret Marie Piercey Dillard.

WITNESS my hand and official seal, at Old Hickory, Tennessee, on this the 31st day of July, 2014.

Geraldine L. Haffner

Notary Public

Commission Expires: September 18, 2017

GERALDINE L. HAFFNER
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
My Commission Expires September 18, 2017