

This instrument prepared by:
WILLIAM S. RHEA
Attorney at Law
P. O. Box 819
Somerville, TN 38068
File No. 16-480R

PARTITION DEED

This partition deed made this 4th day of May, 2017, by and between

MALINDA NUCKOLLS LOCHNER, as Trustee of the MALINDA NUCKOLLS

LOCHNER TRUST dated the 25th day of January, 2013, party of the first part, and

**NELLE NUCKOLLS BLAIN (formerly known as and s/p/a Nelle Nuckolls Hutter), party
of the second part.**

WITNESSETH:

WHEREAS, the parties hereto are owners, as equal one-half tenants in common, of
certain real estate situated in the 9th Civil District of Fayette County, Tennessee, consisting of
approximately 352.62 acres, more or less, and more particularly described as follows:

TRACT NO. 1:

BEGINNING at a stake in the south margin of the Macon Memphis gravel road, same being the southwest corner of L. Q. Murrell and the northeast corner of A. J. Johnson tract; thence South with A. J. Johnson's east boundary line 42.55 chains, more or less, to a stake in the middle of the old Memphis-Macon Road; thence East 38.75 chains to a stake in the old Memphis-Macon Road; thence North 42.55 chains, more or less, to a stake in the south margin of the above mentioned Macon-Memphis gravel road; thence West with said road 38.75 chains to the point of beginning and containing 164.88 acres.

For derivation of title, see Court Decree of record in the Register's Office of Fayette County, Tennessee in Book 73, Page 56.

TRACT NO. 2:

BEGINNING at a stake at the intersection of the old Memphis-Macon Road with the Collierville-Macon Road about 3 1/4 miles southwest of Macon, Tennessee, and running thence North 25 degrees East 7.50 chains to a stake in the center of the Collierville-Macon Road; thence East 23.80 chains, more or less, to a stake in Murrell's west boundary line; thence North with said Murrell's boundary line 25.00 chains to Murrell's northwest corner; thence East 25.34 chains to a stake in Hunter's southwest corner; thence North with Hunter's west boundary line 11.30 chains to a stake in the north boundary line of this, "The Nuckolls Place"; thence West along the north line of the Nuckolls Place 66.82 chains to a stake in the south margin of the Memphis-Macon Road at the northeast corner of Lot 1 of the Nuckolls Place; thence South with the east boundary line of Lot 1 a distance of 42.55 chains to a stake in the center of the old Memphis-Macon Road; thence East with the said road 14.25 chains to the point of beginning, and containing 187.74 acres.

For derivation of title, see recorded deed to Nolan G. Nuckolls in the Register's Office of Fayette County, Tennessee in Book 95, Page 200, and re-recorded in Book 96, Page 43.

Nolan G. Nuckolls died testate a resident citizen of Shelby County, Tennessee on August 16, 1974, and in his Last Will and Testament which appears of record in Will Book 179, Page 287 in the Probate Court of Shelby County, Tennessee, a certified copy of said Will and Order of Probate having been filed for registration in the Register's Office of Fayette County, Tennessee on October 25, 1980, and recorded in Deed Book 238, Page 534 (Order of Probate) and Book

238, Page 537 (Will) devised said real estate as follows: One-half (1/2) to his wife, Nelle McWaters Nuckolls; one-fourth (1/4) to each of his two daughters, Nelle Nuckolls Hutter, who is now Nelle Nuckolls Blain, and Malinda Nuckolls Kimbrell, who is now Malinda Nuckolls Kimbrell Lochner.

Nelle McWaters Nuckolls died testate a resident citizen of Shelby County, Tennessee on December 13, 1987, and in her Last Will and Testament which appears of record in Will Book 258, Page 94, in the Probate Court of Shelby County, Tennessee, a certified copy of said Will and Order of Probate having been filed for registration in the Register's Office of Fayette County, Tennessee on May 24, 1988, and recorded in Deed Book 307, Page 545 devised said real estate as follows: In equal shares to each of her two daughters, Nelle Nuckolls Hutter (now Nelle Nuckolls Blain) and Malinda Nuckolls Lochner.

See also Quitclaim Deed dated February 20, 2013 from Malinda Nuckolls Lochner to Malinda Nuckolls Lochner, as Co-Trustee of the Malinda Nuckolls Lochner Revocable Living Trust dated January 25, 2013, appearing of record in the Register's Office of Fayette County, Tennessee as Instrument No. 13001916.

WHEREAS, the parties have come to an agreement regarding the equitable division of said land where each party shall own a 100% simple interest in their respective share.

NOW THEREFORE, in consideration of the premises and the mutual benefits to be derived here from, NELLE NUCKOLLS BLAIN (formerly known as Nelle Nuckolls Hutter), party of the second part, does hereby bargain, transfer, convey and confirm unto MALINDA N. LOCHNER AS TRUSTEE OF THE MALINDA NUCKOLLS LOCHNER TRUST dated the 25th day of January, 2013, party of the first part, all of her right, title and interest in and to the following tract of land as follows, to wit:

TRACT NO. 2:

BEGINNING at a stake at the intersection of the old Memphis-Macon Road with the Collierville-Macon Road about 3 ½ miles southwest of Macon, Tennessee, and running thence North 25 degrees East 7.50 chains to a stake in the center of the Collierville-Macon Road; thence East 23.80 chains, more or less, to a stake in Murrell's west boundary line; thence North with said Murrell's boundary line 25.00 chains to Murrell's northwest corner; thence East 25.34 chains to a stake in Hunter's southwest corner; thence North with Hunter's west boundary line 11.30 chains to a stake in the north boundary line of this, "The Nuckolls Place"; thence West along the north line of the Nuckolls Place 66.82 chains to a stake in the south margin of the Memphis-Macon Road at the northeast corner of Lot 1 of the Nuckolls Place; thence South with the east boundary line of Lot 1 a distance of 42.55 chains to a stake in the center of the old Memphis-Macon Road; thence East with the said road 14.25 chains to the point of beginning, and containing 187.74 acres.

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Nelle McWaters Nuckolls died testate a resident citizen of Shelby County, Tennessee on December 13, 1987, and in her Last Will and Testament which appears of record in Will Book 258, Page 94, in the Probate Court of Shelby County, Tennessee, a certified copy of said Will and Order of Probate having been filed for registration in the Register's Office of Fayette County, Tennessee on May 24, 1988, and recorded in Deed Book 307, Page 545 devised said real estate as follows: In equal shares to each of her two daughters, Nelle Nuckolls Hutter (now Nelle Nuckolls Blain) and Malinda Nuckolls Lochner.

See also Quitclaim Deed dated February 20, 2013 from Malinda Nuckolls Lochner to Malinda Nuckolls Lochner, as Co-Trustee of the Malinda Nuckolls Lochner Revocable Living Trust dated January 25, 2013, appearing of record in the Register's Office of Fayette County, Tennessee as Instrument No. 13001916.

To have and to hold the aforesaid real estate together with all the appurtenances and hereditaments thereunto belonging or in anywise appertaining unto Malinda Nuckolls Lochner as Co-Trustee of the Malinda Nuckolls Lochner Revocable Living Trust dated January 25, 2013, its successors and assigns in fee simple forever. The said Nelle Nuckolls Blain is lawfully seized in fee of the aforementioned described real estate, that she has a good right to sell and convey the same; that the same is unencumbered and that the title and quiet possession thereto she will forever warrant and defend against the lawful claims of all persons.

NOW THEREFORE, in further consideration of the premises and the mutual benefits to be derived herefrom and the further consideration the receipt and sufficiency of which is hereby acknowledged, MALINDA N. LOCHNER AS TRUSTEE OF THE MALINDA NUCKOLLS LOCHNER TRUST dated the 25th day of January, 2013, party of the first part, does hereby bargain, transfer, convey and confirm unto NELLE NUCKOLLS BLAIN, all of her right, title and interest in and to the following tract of land as follows, to wit:

TRACT NO. 1:

BEGINNING at a stake in the south margin of the Macon Memphis gravel road, same being the southwest corner of L. Q. Murrell and the northeast corner of A. J. Johnson tract; thence South with A. J. Johnson's east boundary line 42.55 chains, more or less, to a stake in the middle of the old Memphis-Macon Road; thence East 38.75 chains to a stake in the old Memphis-Macon Road; thence North 42.55 chains, more or less, to a stake in the south margin of the above mentioned Macon-Memphis gravel road; thence West with said road 38.75 chains to the point of beginning and containing 164.88 acres.

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now Nelle Nuckolls Blain, and Malinda Nuckolls Kimbrell, who is now Malinda Nuckolls Kimbrell Lochner.

Nelle McWaters Nuckolls died testate a resident citizen of Shelby County, Tennessee on December 13, 1987, and in her Last Will and Testament which appears of record in Will Book 258, Page 94, in the Probate Court of Shelby County, Tennessee, a certified copy of said Will and Order of Probate having been filed for registration in the Register's Office of Fayette County, Tennessee on May 24, 1988, and recorded in Deed Book 307, Page 545 devised said real estate as follows: In equal shares to each of her two daughters, Nelle Nuckolls Hutter (now Nelle Nuckolls Blain) and Malinda Nuckolls Lochner.

See also Quitclaim Deed dated February 20, 2013 from Malinda Nuckolls Lochner to Malinda Nuckolls Lochner, as Co-Trustee of the Malinda Nuckolls Lochner Revocable Living Trust dated January 25, 2013, appearing of record in the Register's Office of Fayette County, Tennessee as Instrument No. 13001916.

To have and to hold the aforesaid real estate together with all the appurtenances and hereditaments thereunto belonging or in anywise appertaining unto Nelle Nuckolls Blain, her heirs and assigns in fee simple forever. The said Malinda Nuckolls Lochner as Trustee of the Malinda Nuckolls Lochner Trust dated the 25th day of January, 2013, does hereby covenant that she is lawfully seized in fee of the aforescribed real estate, that she has good right to sell and convey the same; that the same is unencumbered and that the title and quiet possession thereto she will forever warrant and defend against the lawful claims of all persons.

The parties hereto do hereby affirm that the division of the property described herein is a fair, equal and equitable division among the parties hereto.

WITNESS the signatures of the parties on the date first above written.

MALINDA NUCKOLLS LOCHNER NELLE NUCKOLLS BLAIN
Trustee of the Malinda Nuckolls Lochner (formerly Nelle Nuckolls Hutter)
Trust dated January 25, 2013

STATE OF Illinois
COUNTY OF McHenry

Before me, the undersigned Notary Public of the State and County aforesaid, personally appeared MALINDA NUCKOLLS LOCHNER, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged herself to be the Trustee (or other officer authorized to execute the instrument) of the Malinda Nuckolls Lochner Trust dated January 25, 2013, the within named bargainor, and that she as such Trustee executed the foregoing instrument for the purposes therein contained by signing her name as Trustee.

Witness my hand and official seal at office on this 24th day of April, 2017.

Sharon L. Turner
Notary Public

My Commission Expires:

May 11, 2018



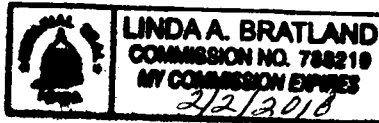
STATE OF Iowa
COUNTY OF STORY

Before me, a notary public in and for said State and County, personally appeared NELLE NUCKOLLS BLAIN, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument and who acknowledged that she executed the same as and for her free act and deed and for the purposes therein contained.

WITNESS my hand and seal at office this 4th day of MAY, 2017.

Linda A. Bratland
Notary Public

My commission expires:
2/2/2018



AFFIDAVIT OF VALUE

State of Tennessee
County of Fayette

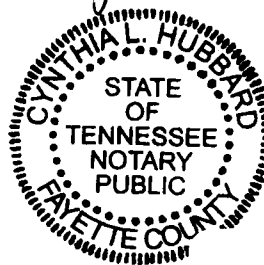
I hereby swear or affirm that the actual consideration for the transaction is \$ -0-, pursuant to Tennessee Code Annotated, Section 67-4-409(a)(3)(B).

William Jefferson
AFFIANT

Sworn to and subscribed before me this 4 day of May, 2017.

Cynthia L Hubbard
Notary Public

My commission expires:
May 29, 2018



Send tax notices to:

Tract No. 1:

Nelle Nuckolls Blain

2002 Stevenson Drive
Ames, Iowa 50010

Tract 2:

Malinda Nuckolls Lochner Trust

2201 Bay Oaks Drive
Lakewood, IL 60651

Property Identified as:

Map 126 Parcel 42.00

17002754



5 PGS. AL-PARTITION DEED	
BUDDY BATCH: 86501	
05/08/2017 - 09:35 AM	
VALUE	0.00
MORTGAGE TAX	0.00
TRANSFER TAX	0.00
RECORDING FEE	25.00
DP FEE	2.00
REGISTER'S FEE	0.00
TOTAL AMOUNT	27.00

STATE OF TENNESSEE, FAYETTE COUNTY
SISSY DOWDLE
REGISTER OF DEEDS

MAY 08 2017

ASSIGNED BY MART WARD/BK