K 3338

DEED OF CORRECTION FROM OPHA R. BIXLER TO MADISON CHURCH OF CHRIST

WHEREAS, by deed of record in Book 3031, page 562, Register's Office for Davidson County, Tennessee, Opha R. Bixler conveyed certain property in the 11th Civil District of Davidson County, Tennessee, to the Trustees of Madison Church of Christ, and

WHEREAS, the description contained in the deed was erroneous as disclosed by a recent survey made by Geo. W. Watkins, Surveyor. Said deed also contained certain limitations and conditions as to the use of the property by said Church, and

THEREFORE, in as much as it is necessary to execute a deed of correction, it is the opinion of myself and the Trustees of said Church to cancel all the limitations, terms and conditions in its entirity as set out in the above mentioned deed and to re-assert new terms and conditions in this instrument of correction, and

NOW THEREFORE, I, Opha R. Bixler, do hereby for a valuable consideration, convey to J. L. Jett, H. L. McDaniel, Chester Sadler, Tony Carter, Bernice Huffine and Joe Corley, as Trustees of the Madison Church of Christ, their successors and assigns, the following described property.

Land in the 11th Civil District of Davidson County, Tennessee, described according to a survey made by Geo. W. Watkins, Surveyor, dated Nov. 6, 1961, as follows:
BEGINNING at a point in the northerly margin of Old Hickory Boulevard, at a concrete monument at the southwest corner of the property conveyed to Paul D. Alexander, by Opha Bixler, as of record in Book 1874, page 433; thence with the margin of said Boulevard, in a westerly direction 163.4 feet to a point; thence around a curve in a northerly direction, 89.92 feet to a point in the east margin of Vera Avenue; thence with the margin of said Avenue, North 12° 39' East 237.44 feet; continuing with said Avenue, around a slight curve, in a northerly direction 177.43 feet to a monument in the southeast corner of said Avenue, and Burrwood Avenue; thence with the south margin of said Burrwood Avenue, South 86° 30' East 169 feet to a monument at the northwest corner of the property conveyed to Paul D. Alexander by Opha Bixler, as of record in Book 2145, page 409; thence with said Alexander's west line, South 8° 30' West 324 feet to a monument in the north line of the property conveyed to Paul D. Alexander, by deed in Book 1952, page 175; thence with Alexander's north line, South 70° 14' West 95 feet to a monument at the northwest corner of the property conveyed to Paul D. Alexander, by deed in Book 1874, page 433; above mentioned; thence with his westline, South 9° 03' West 167 feet to the point of beginning, containing 1.83 acres, more or less. Together with all my right, title and interest in and to a street called Vera Avenue, which is 50-feet wide, which adjoins the above described property on the west side and the property of the Madison Church of Christ on the east side, running north and south.
Being property conveyed by deed of record in Book 3031, page 562, Register's Office, hereinabove set out.

The consideration for this conveyance is the agreement of the Madison Church of Christ to take care of Opha R. Bixler in the residence located on the premises herein conveyed, which care shall include a companion or companions, who will live in said house, and make arrangements that someone always be present in said home while Opha R. Bixler remains in said residence.

Also as a further consideration it is agreed that the Madison Church of Christ will maintain said property in good repair, pay all utilities and food that might be necessary for the property care and mainteance of the said Opha R. Bixler.

Should the Madison Church of Christ establish a home for the aged in the residence now being occupied by Opha R. Bixler, it is agreed that other aged persons may be brought in and occupy said property with said Opha R. Bixler, all at the expense of said Church.

Said Church further agrees to carry insurance and improvements on the property in the amount of which said property is insurable and do all other acts that may be necessary for the comfort of the said Opha R. Bixler.

A lien is retained on the property above described to secure the performance of the above agreements, but said lien and all other conditions above recited shall apply only for the natural life of Opha R. Bixler.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto, belonging to the said J. L. Jett, H.L. McDaniel, Chester Sadler, Tony Carter, Bernice Huffine and Joe Corley, as Trustees of the Madison Church of Christ, their successors and assigns, forever.

And I do covenant with the said J. L. Jett, H. L. McDaniel, Chester Sadler, Tony Carter, Bernice Huffine and Joe Corley, Trustees of the Madison Church of Christ, that I am lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered.

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