3762

DEED OF CORRECTION

This Deed of Correction made and entered into on this the 11th day of May, 1964, by and between Lola Latham Warren, a single woman, hereinafter referred to as GRANTOR, and Billy Ray Brown Pearson and wife, Betty Pearson, hereinafter referred to as GRANTEES,

WHEREAS, on the 27th day of September, 1958, in Book 2924, page 93, GRANTOR conveyed certain property in Davidson County, Tennessee, to GRANTEES; and

WHEREAS, said deed is irregular, in that said property is improperly described therein; and

WHEREAS, the parties desire to correct the aforesaid deed.

NOW THEREFORE, this Deed of Correction witnesseth:

That for and in consideration of the sum of One Dollar ($1) by the GRANTEES to the GRANTOR this day cash in hand paid, receipt of which is hereby acknowledged, GRANTOR does hereby grant, sell, transfer and convey unto the GRANTEES the following described realty, and more particularly described as follows, to wit:

Land in Davidson County, Tennessee, being the northerly 67.8 feet of Lot No. 27 and the westerly 26 feet of the northerly 67.8 feet of Lot No. 28 on the plat of T. M. Nall's subdivision of Lots Nos. 18, 19 and 20 of the B. F. Cockrill farm, as of record in Book 421, page 63, Register's Office for said county.

Said part of Lot No. 27 fronts 67.8 feet on the easterly side of Nall Avenue and together with said part of Lot No. 28 and runs back between parallel lines 106 feet to a dead line.

Said property was conveyed to Billy Ray Brown Pearson and wife, Betty Pearson, by deed from Lola Latham Warren, dated September 25, 1958, filed July 8, 1959 and recorded in Book 2924, page 93, said Register's Office.

TO HAVE AND TO HOLD the above-described real estate, together with all improvements thereon, their heirs and assigns, in fee simple forever.

And the GRANTOR covenants that she was duly seized and possessed of said property on the 27th day of September, 1958; that she had a perfect right to convey the same; that the same was free and clear of all encumberances; and the title to said property GRANTOR will forever warrant and defend against the claims and demands of all persons whomsoever.

G 425