This Instrument prepared by:
A.W.J. Clay P.O. Box 642, City

DEED OF CORRECTION BOOK 4455 PAGE 812

OCT 30 MISC A* 3.00 * 3.00

WHEREAS, by Warranty deed dated January 4, 1967, of record in book 4445 page 217, Register's Office for Davidson County, Tennessee, T. Howard Bullard, Trustee, conveyed 25½ acres of land in the 12th Civil District near the village of Whites Creek, to the Home Owners Enterprises, Incorporated, and

WHEREAS, certain elements of facts were omitted in said deed, and other necessary correction, and

WHEREAS, said land referred to in said deed was subsequently procured by fraud, and

WHEREAS, J.K. Bradley, fraudulently obtained the signature of T. Howard Bullard on a deed in blank, of record in book 4214 page 446, and

WHEREAS, the names of J. K. Bradley and Rolande Renne Quintin, and other writings were typed therein without his knowledge or authority, and

WHEREAS, Mrs. J. L. Harding, unmarried beneficiary under said trust executed the instrument in blank, and

WHEREAS, Mrs. J. L. Harding, the said beneficiary, was not cognizant of the fact the deed purported to convey her rights and interest under said trust, and

WHEREAS, J.K. Bradley subsequently sold his allegedly interest fraudulently obtained to Leon Gilbert, of record in book 4295 page168 Register's Office for Davidson County Tenn., and

WHEREAS, by Statues universally established, as fruad vitiates every thing which it touches, and

WHEREAS, T. Howard Bullard, Trustee, by consent of the beneficiary under said trust have full power to convey said land, and

WHEREAS, with the stipulated full power to convey said land, Mrs. J. L. Harding, beneficiary under said trust joins him in this conveyance,

Now, Therefore, in order to correct said deed by setting forth proper elements of facts, and correction, I, T. Howard Bullard, Trustee, and Mrs. J. L. Harding, unmarried beneficiary under said trust, in consideraton of the sum of One and No/100 ($1.00) Dollar cash in hand paid by Home Owners Enterprises, Incorporated, and other good valuable consideration, the receipt of which is hereby acknowledge, Have bargained and sold and by these presents do transfer and convey unto the said Home Owners Enterprises, Incorporated, its successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

in the 12th Civil District of said county, near the village of Whites Creek, bounded on the north by Grass, on the south by Smith, on the east by Davis and on the west by Arbuckle, and being nine and one-half acres, more or less.

Being the same property conveyed to T. Howard Bullard, Trustee, by deed from Alfonza Cunningham of record in Book 3104, page 157, Register's office for Davidson County, Tennessee, and

Being the same property conveyed to Jerome K. Bradley and Rolande Renee Quintin by T. Howard Bullard, Trustee, by deed of record in Book 4214, page 445, R.O.D.C.,Tennessee. Said property is more fully described and identified on the tax books of the Tax Assessor of Davidson County, Tennessee, as "MAP-40-Parcel 94--14.46 Acres---12D83015;" which map shows this parcel bounded on one side by the property of Novarese B. Caldwell (Map 40--Parcel 96; on two sides by the property of John C. Johnson, (Map 40--Parcel 97), and on the fourth side by the property of Fred Johnson, (Map 49--Parcel 140), to all of which reference is here made for a full identifying description of the property conveyed herein.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Home Owners Enterprises, inc., its successors and assigns, forever.

And We, the said T. Howard Bullard, and Mrs. J. L. Harding, unmarried beneficiary under said trust, Covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unecumbered, except unpaid taxes.

And We, the said T. Howard Bullard, and Mrs. J.L. Harding, beneficiary,further covenant and bind ourselves, our heirs and assigns, to warrant and forever defend the title to said real estate to the said Home Owners Enterprises, Inc,, its successors and assigns, against the lawful claims of all persons whomsoever.

WITNESS OUR HANDS this 29th day of October, 1970.

T. Howard Bullard

Mrs. J. L. Harding
Beneficiary

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Wm D. Lamb, a Notary Public in and for said County and State, T. Howard Bullard, and Mrs. J. L. Harding, the within named bargainors, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 29th day of October, 1970.

Wm D. Lamb
Notary Public

My commission expires: 1-30-74

IDENTIFICATION REFERENCE

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TENN.
OCT 30 9 43 AM '70

A 947 48