PREPARED BY: mail
LARRY D. WOODS
WOODS & WOODS
A Professional Association
121 Seventeenth Avenue, South
Nashville, Tennessee 37203

BOOK 5043 PAGE 774

DEED OF CORRECTION

WHEREAS, on July 10, 1975, Aurora Publishers, Inc., a Tennessee corporation, conveyed to D. H. & Ruann, Inc., a Tennessee corporation, certain real property located in Davidson County, Tennessee, more particularly described in warranty deed of record in the Register's Office for Davidson County, Tennessee, in Book 4966, Page 529; and

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WHEREAS, the description attached as Exhibit "A" omitted one parcel of property owned by Aurora Publishers, Inc. which had been inadvertently omitted by inadvertence and mutual mistake from description in the deed from Irvin L. Small and Richard M. Small to Horace Small Manufacturing Company dated December 31, 1973, recorded in Book 4777, Page 126, Register's Office for Davidson County, Tennessee; and

WHEREAS, by inadvertence and mutual mistake the deed from Horace Small Manufacturing Company to Aurora Publishers, Inc. and the deed from Aurora Publishers, Inc. to D. H. & Ruann, Inc., omitted said parcel of property in the description of land intended to be conveyed; and

WHEREAS, the parties wish to amend and correct said warranty deed and add to the description of the property conveyed to D. H. & Ruann, Inc., by the deed dated July 10, 1975 from Aurora Publishers, Inc.

NOW, THEREFORE, the said grantors, Aurora Publishers, Inc., for the purposes of correcting said error good and valuable consideration have bargained and sold and conveyed to D. H. & Ruann, Inc., said tract or parcel of land located in Davidson County, Tennessee, more particularly described as follows:

Tract No. 5:

Being the westerly 27 feet of the easterly 52 feet of Lot No. 133 on plan of McNairy's West Nashville lots, as of record in Book 9, Page 322, Register's Office for said County, and in Minute Book "C", Pages 136 and 137, Chancery Court at Nashville.

Said part of Lot No. 133 fronts 27 feet on the southerly side of McGavock Street and runs back between parallel lines 166 feet to an alley.

Being the same property conveyed to D. H. & Ruann, Inc. by deed from Aurora Publishers, Inc. of record in Book 4966, Page 529, R.O.D.C. Tenn.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said D. H. & Ruann, Inc., its successors and assigns, forever.

And we, Aurora Publishers, Inc., do covenant with the said D. H. & Ruann, Inc., that we are lawfully seized and possessed of said land in fee simple; have a good right to convey it; and that the same is unencumbered.

The parties do hereby ratify and reaffirm all the provisions, stipulations, conditions, warranties, and covenants made in said warranty deed of record in Book 4966, Page 529, said Register's Office, and the entire contents thereof, as fully and as effectually as if the entire instrument were copied herein, and said instrument is incorporated herein by reference.

WITNESS OUR HANDS, this 8th day of July, 1976, the corporate parties having caused their names to be signed hereto by their duly authorized officers on said day and date.

AURORA PUBLISHERS, INC.

By _____

D. H. & RUANN, INC.

By _____

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Dominic deLorenzo with whom I am personally acquainted, and who upon oath, acknowledged himself to be President of Aurora Publishers, Inc., the within named bargainor, a corporation, and that he as such President, being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as President.

WITNESS MY HAND AND OFFICIAL SEAL at Nashville, Tennessee, this 8th day of July, 1976.

Jayne Randle
NOTARY PUBLIC

My Commission Expires: August 8, 1979

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Daniel Hsu with whom I am personally acquainted, and who, upon oath, acknowledged himself to be President of D. H. & Ruann, Inc., the within named bargainor, a corporation, and that he as such President, being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as President.

WITNESS MY HAND AND OFFICIAL SEAL at Nashville, Tennessee this 8th day of July, 1976.

Jayne Randle
NOTARY PUBLIC

My Commission Expires: August 8, 1979

IDENTIF. REFERENCE
JUL 9 3 01 PM '76
FELIX A. MILLS, JR. REGISTER DAVIDSON COUNTY, TENN.

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