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BOOK 5052 PAGE 411

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PW

Prepared by: Farris, Evans & Warfield
187th Fl. Third Nat'l Bk Bldg.
Nashville, Tn 37219

DEED OF CORRECTION AND QUIT CLAIM DEED

WHEREAS, on the 8th day of July, 1976, Sheridan Construction Company, as Grantor, executed and delivered a Warranty Deed to certain property described therein and conveyed said property as follows:

> FOR AND IN CONSIDERATION of the sum of Ten and 00/100 ($10.00) Dollars, and other good and valuable consideration, the receipt of which is hereby acknowledged, Sheridan Construction Company, a Tennessee Corporation, Grantor, has this day bargained and sold and does hereby transfer and convey unto the said Edward Gasser, Jr., Christine S. Gasser and Julie Gasser Thomson, Grantees, their heirs and assigns, certain real estate in Davidson County, Tennessee; and

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WHEREAS, it was the intent of the parties for said property to be conveyed as follows:

> FOR AND IN CONSIDERATION of the sum of Ten and 00/100 ($10.00) Dollars, and other good and valuable consideration, the receipt of which is hereby acknowledged, Sheridan Construction Company, a Tennessee Corporation, Grantor, has this day bargained and sold and does hereby transfer and convey unto the said Edward Gasser, Jr. for and during his lifetime, then to Christine S. Gasser, for and during her lifetime, with the remainder over to Julie Gasser Thomson, Grantee, her heirs and assigns, certain real estate in Davidson County, Tennessee; and

WHEREAS, the aforesaid incorrect deed is recorded in Book 5043, at Page 584-585 in the Register's Office for Davidson County, Tennessee; and the parties do hereby desire to correct said deed.

NOW, THEREFORE, in consideration of the premises, the Grantor and the Grantees do hereby execute this Deed of Correction and Quit Claim Deed and by the signing of this instrument agree that the first deed aforesaid shall be deemed incorrect by virtue of a mutual mistake and this new deed, effective as of the aforesaid 8th day of July, 1976, is hereby executed and delivered and is as follows:

WARRANTY DEED
and QUIT CLAIM DEED

ADDRESS NEW OWNERS AS FOLLOWS:
Edward Gasser, Jr., Christine S. Gasser and Julie Gasser Thomson
4400 Belmont Park Terrace - #187
Nashville, Tennessee 37215

SEND TAX BILLS TO:
Sheridan Construction Co.
4205 Hillsboro Road
Nashville, Tennessee 37205

FOR AND IN CONSIDERATION of the sum of Ten and 00/100 ($10.00) Dollars, and other good and valuable consideration, the receipt of which is hereby acknowledged, Sheridan Construction Company, a Tennessee Corporation, Grantor, has this day bargained and sold and does hereby transfer and convey unto the said Edward Gasser, Jr., for and during his lifetime, and, if she survives, then to Christine S. Gasser for and during her lifetime, with the remainder over to Julie Gasser Thomson, Grantee, her heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

> Building Site No. 187 on the Plan of Arden Place, Section IV, as of record in Book 4955, Page 5, Register's Office for Davidson County, Tennessee, reference to which plat is hereby made for a more complete and accurate description of said property, together with one membership in Arden Place Home Owners Association, Inc., a not-for-profit corporation of the State of Tennessee, and all obligations and privileges thereunto belonging or in anywise appurtaining to said membership.
>
> BEING part of the same property conveyed to Sheridan Construction Company, a Tennessee Corporation, by Deed from Belmont Terrace Development Company, a Joint Venture, of record in Book 4820, Page 293, said Register's Office.
>
> This conveyence is made and accepted by the Grantee herein subject to the Declaration of Covenants, Conditions, and Restrictions filed by Sheridan Construction Company, as recorded in Book 4754, page 455, Register's Office for Davidson County, Tennessee. This property is made subject to said Declaration of Covenants, Conditions, and Restrictions by the First Supplemental Declaration of Covenants, Conditions, and Restrictions filed by Sheridan Construction Company in Book 4819, Page 564; Second Supplementary Declaration of Covenants, Conditions and Restrictions of record in Book 4916, Page 277; and Third Supplementary Declaration of Covenants, Conditions and Restrictions of record in Book 5019, Page 942, all in the Register's Office for Davidson County, Tennessee.

This is improved property known as 4400 Belmont Park Terrace - #187, Nashville, Tennessee 37215.

TO HAVE AND TO HOLD said real estate with appurtenances, estate, title, and interest belonging to said Edward Gasser, Jr. for and during his lifetime, then to Christine, S. Gasser, for and during her lifetime, with the remainder over to Julie Gasser Thomson, her heirs and assigns forever.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $55,350.00.

Lewis D. Cuttle
Affiant

Subscribed and sworn to before me, this the 21 day of July, 1976.

COMMISSION EXPIRES: 2/4/1979 NOTARY PUBLIC Louise S. Cheyney

Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for taxes for 1976, which are being prorated and paid by Grantor, and except as set out above, a Declaration of Covenants, Conditions, and Restrictions as of record in Book 4754, Page 455; the First Supplemental Declaration of Covenants, Conditions, and Restrictions as of record in Book 4819, Page 564; Second Supplementary Declaration of Covenants, Conditions, and Restrictions, of record in Book 4916, Page 277; and Third Supplementary Declaration of Covenants, Conditions, and Restrictions of record in Book 5019, Page 942, all in the Register's Office for Davidson County, Tennessee; and owners' certificate, easement for roadways and utilities, all as shown on a plat of record in Book 4955, Page 5, Register's Office for Davidson County, Tennessee.

It further binds itself and its representatives to warrant and forever defend the title to said real estate to said Edward Gasser, Jr. for and during his lifetime, then Christine S. Gasser, for and during her lifetime and then Julie Gasser Thomson, her heirs and assigns, against the lawful claims of all persons.

The undersigned Grantees, Edward Gasser, Jr., Christine S. Gasser and Julie Gasser Thomson hereby join in this Deed of Correction for the purpose of affirming the recitation of facts stated and to further indicate their agreement and ratification of the terms and the manner of conveying as set forth in the foregoing Deed of Correction, and each of the aforesaid Grantees hereby quit claims to each of the others any interest in the aforesaid real estate which each of them erroneously acquired by virtue of the first said deed.

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EXECUTED this 30th day of July, 1976.

SHERIDAN CONSTRUCTION COMPANY

By: Gerald E. Sheridan
Gerald E. Sheridan, President

GRANTOR

Edward Gasser Jr.
Edward Gasser, Jr.

Christine S. Gasser
Christine S. Gasser

Julie Gasser Thomson
Julie Gasser Thomson

GRANTEES

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Before me, Louis S. Clemmons, a Notary Public in and for the State and County aforesaid, personally appeared Gerald E. Sheridan, with whom I am personally acquainted, and who, upon oath, acknowledged himself to be the President of Sheridan Construction Company, the within-named bargainor, a corporation, and that he as such President, being authorized so to do, executed the foregoing instrument for the purposes contained therein by signing the name of the corporation by himself as such President.

Witness my hand and official seal at office in Nashville, Tennessee, this 30th day of July, 1976.

Louis S. Clemmons
NOTARY PUBLIC

My Commission Expires: 9/4/1979

NOTARY PUBLIC LOUISE S. DAVIDSON COUNTY, TENN.

TRUSTEE'S REFERENCE

JUL 30 2 48 PM 1976

REGISTER'S OFFICE DAVIDSON COUNTY, TENN.

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STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, _____, a Notary Public in and for said County and State, Edward Gasser, Jr., Christine S. Gasser and Julie Gasser Thomson, 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 21st day of July, 1976.

_____
NOTARY PUBLIC

My Commission Expires: