"THIS INSTRUMENT PREPARED BY JOSEPH G. CUMMINGS, JR., ATTORNEY, 21st FLOOR - FIRST AMERICAN CENTER, NASHVILLE, TENNESSEE 37238"

(Address New Owners (As Follows: (	(Send Tax Bills To: (	) Map-Parcel) Numbers:)
(J. EMERICK NAGY, ET UX (3817 HARDING PLACE (NASHVILLE, TENN. 37215 (	(NOEL-PALMER MORTGAGE COMPANY) (SUITE 2114 - PARKWAY TOWERS) (NASHVILLE, TENN. 37219)	130-7) 140) 130-11) 140) PW

DEED OF CORRECTION

WHEREAS, by Warranty Deed dated August 10, 1976, and recorded in Book 5055, page 933, Register's Office for Davidson County, Tennessee, Walter E. Gerick, Jr. and wife, Margaret N. Gerick (the "Grantors"), transferred and conveyed unto J. Emerick Nagy and wife, Anne C. Nagy (the "Grantees"), a certain tract or parcel of land in Davidson County, Tennessee; and

WHEREAS, the Grantors intended to convey to the Grantees, in addition to the land described in the Warranty Deed aforesaid, another tract or parcel of land adjacent thereto and at the rear thereof, and the consideration furnished by the Grantees was intended for the purchase of both tracts or parcels of land from the Grantors; and

WHEREAS, the Grantors desire to execute this Deed of Correction for the purpose of conveying the adjacent tract or parcel of land to the Grantees and setting forth the entire transaction in this instrument;

NOW, THEREFORE, in consideration of the premises and of the sum of Ten and No/100 ($10.00) Dollars and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, including the assumption by the Grantees of the unpaid principal balance of a note dated October 26, 1965, in the original principal amount of $16,500.00 and secured by a Deed of Trust executed by Walter E. Gerick and wife, Margaret N. Gerick, to J. G. Palmer,

Trustee, of record in Book 3951, page 365, Register's Office for Davidson County, Tennessee, said note and Deed of Trust having been assigned to Colonial Life Insurance Company of America by instrument of record in Book 4033, page 185, said Register's Office, Grantors have bargained and sold, and by these presents do transfer and convey unto the said Grantees, their heirs and assigns, certain tracts or parcels of land in Davidson County, Tennessee, described as follows, to-wit:

TRACT 1:

Land in the 7th, formerly the 11th Civil District of Davidson County, Tennessee, described according to a copy of a survey made by S. R. Sanford, Jr., June 28, 1947, as follows:

BEGINNING on the southerly margin of Harding Place, at the northwest corner of the property conveyed to James H. Curran and wife, by deed from Oscar Godwin, of record in Book 1045, page 247, Register's Office for said County; thence with Curran's westerly line, southwardly 334 feet to Curran's southwest corner; continuing in the same direction 218.4 feet, in all 552.4 feet to the northerly margin of a 25-foot strip; thence with said strip, North 86° 05' west 100.61 feet; thence northwardly 206.88 feet to an iron pin; continuing in the same direction 334 feet, in all 540.88 feet to the southerly margin of Harding Place; thence with said Place, North 87° 25' east 100 feet to the beginning.

BEING the same property conveyed to Walter E. Gerick and wife, Margaret N. Gerick, by deed from Harold H. Sandstead and wife, Kathryn B. Sandstead, of record in Book 3951, page 364, Register's Office for Davidson County, Tennessee, Walter E. Gerick and Walter E. Gerick, Jr. being the same person.

TRACT 2:

Land in the Seventh Civil District of Davidson County, Tennessee, and in the rear of the Walter E. Gerick and wife, Margaret W. Gerick, land at 3817 Harding Place, and being more particularly described as follows:

BEGINNING at the southwest corner of the said Walter E. Gerick land; thence in a southerly direction S 2 degrees 15 minutes E, 25 feet to a point; thence in an easterly direction S 86 degrees 05 minutes E, 100.5 feet to a point; thence in a northerly direction N 2 degrees 15 minutes W, 25 feet to a point coinciding with the southeast corner of the said Walter E. Gerick land; thence in a westerly direction S 87 degrees 25 minutes W, 100 feet to the point of beginning. This description is based on survey made by S. R. Sanford, Jr., Civil Engineer, June 28, 1947.

BEING the same property conveyed to Walter E. Gerick and wife, Margaret N. Gerick, by deed from Trimble Sharber and wife, Magerie H. Sharber, of record in Book 4412, page 140, Register's Office for Davidson County, Tennessee, Walter E. Gerick and Walter E. Gerick, Jr. being the same person.

Said real property is sold and conveyed subject to the following:

1. 1976 real property taxes, which have been prorated;

2. The Deed of Trust aforesaid, the unpaid principal balance of the note secured by which has been assumed by the Grantees.

This is improved property known as 3817 Harding Place, Nashville, Tennessee 37215.

TO HAVE AND TO HOLD the said tracts or parcels of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs and assigns, forever.

And Grantors do covenant with the said Grantees that they are lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered, except as stated herein.

And Grantors do further covenant and bind themselves, their heirs and representatives, to warrant and forever defend the title to the said land to the said Grantees, their heirs and assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, Grantors have caused this Deed of Correction to be executed on this 7 day of October, 1976.

Walter E. Gerick, Jr.
WALTER E. GERICK, JR.

Margaret N. Gerick
MARGARET N. GERICK

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, J. Allen Cummings, Jr., a Notary Public in and for said County and State, the within named

WALTER E. GERICK, JR. and wife, MARGARET N. GERICK, the 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 7 day of October, 1976.

J. Green Cummings
Notary Public

My Commission Expires: _____

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value whichever is greater, for this transfer is $74,000.00.

J. Green Cummings, Jr.
Affiant

Subscribed and sworn to before me, this _____ day of October, 1976.

Gail K. Parsons
Notary Public

My Commission Expires: 2/23/80

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FELIX DINKINS, REGISTER
DAVIDSON COUNTY, TENN.

IDENTIF. REFERENCE

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