BOOK 5099 PAGE 119

THIS INSTRUMENT PREPARED BY
THOMPSON and CRAWFORD
FIRST AMERICAN CENTER
NASHVILLE, TENNESSEE 37203

DEED OF CORRECTION

This Deed of Correction made and entered into on this 2 day of December, 1976, by and between Charles J. Sanders, III and wife, Mary Virginia J. Sanders, hereinafter referred to as Grantors and Richard F. Warren, Jr. and wife, Cathy L. Warren, hereinafter referred to as Grantees.

Whereas, on the 25th day of October, 1976, by deed recorded in the Register's Office of Davidson County, Tennessee, in Book 5081, page 444, Charles J. Sanders III and wife, Mary Virginia J. Sanders conveyed certain property described as Lot #5 and the southerly part of Lot #4 on the Plan of Hycrest Acres as of record in Book 2133, page 5, Register's Office of Davidson County, Tennessee to Richard F. Warren, Jr. and wife, Cathy L. Warren; and DEC21'76 MISC B* 4.00 * 4.00

Whereas, said deed is irregular because the names of Charles J. Sanders III and wife, Mary Virginia J. Sanders and Richard F. Warren, Jr. and wife, Cathy L. Warren were inadvertantly reversed in the conveying clause in the said deed heretofore stated; and

Whereas the parties desire to correct the aforesaid deed;

Now, therefore, Charles J. Sanders III and wife, Mary Virginia J. Sanders, for the purpose of correcting said error and in consideration of the sum of Ten ($10.00) Dollars, to them in hand paid, have bargained and sold and by these presents do bargain, sell, and convey unto Richard F. Warren and wife, Cathy L. Warren, their heirs and assigns, certain real estate in Davidson County, Tennessee and more particularly described as follows, to-wit:

> Being Lot No. 5 and the southerly part of Lot No. 4 on the Plan of Hycrest Acres, as of record in Book 2133, page 5, Register's Office for said County described as follows:
>
> Beginning at a point in the westerly margin of Wayland Drive at the corner of Lots 5 and 6; thence with the margin of Wayland Drive, northerly 125.28 feet to a point which is .5 feet north from the common northerly corner of Lots 4 and 5; thence North 73° 34' West, partly along the north line of a rock wall, 139.4 feet to a point; thence North 80° 19' West 494 feet to the common westerly corner of Lots 4 and 5; thence southerly 80 feet to the corner of Lot 6; thence with the line between Lots 5 and 6, easterly 607.5 feet to the point of beginning.

Being the same property conveyed to Charles J. Sanders III and wife, Mary Virginia J. Sanders by deed form J. Richard Chambers and wife, Linda Hofmann Chambers of record in Book 4798, page 507, Register's Office for Davidson County, Tennessee, and also being the same property conveyed to Richard F. Warren, Jr. and wife, Cathy L. Warren by deed from Charles J. Sanders III and wife, Mary Virginia J. Sanders of record in Book 5081, page 444.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title, and interest belonging to the said Richard F. Warren, Jr. and wife, Cathy L. Warren, their heirs and assigns forever. We 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 unencumbered except for:

1. 1976 Taxes
2. Restrictions filed for record in Book 1850, page 271, said Register's Office.
3. Deed of Trust of record in Book 4798, page 509, Register's Office of Davidson County, Tennessee, which was assigned to Fidelity Federal Savings & Loan Association of record in Book 4943, page 307, Register's Office of Davidson County, Tennessee, and which as part of the consideration to the Grantors, the Grantees agreed to assume the present indebtedness on said Deed of Trust.
4. The recorded plan shows an Owner's Certificate, a 75-foot setback line from Wayland Drive, a 10-foot easement for public utilities along the west rear line and an anchor easement 2-1/2 x 20 feet on Wayland Drive at the south front corner.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Richard F. Warren, Jr. and wife, Cathy L. Warren, their heirs and assigns, against the lawful claims of all persons.

Witness our hands this 20th day of December, 1976, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Charles J. Sanders III
Charles J. Sanders, III

Mary Virginia J. Sanders
Mary Virginia J. Sanders

RECEIVED FOR RECORD DEC 21 2:15 PM '76 REGISTER'S OFFICE

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STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, George V. Crawford, Jr., a Notary Public in and for said County and State, Charles J. Sanders, III and wife, Mary Virginia J. Sanders, 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, Davidson County, Tennessee, this 20th day of December, 1976.

Geo. V. Crawford, Jr.
Notary Public

My commission expires:
My Commission Expires June 15, 1979