NEW OWNERS' ADDRESS:
David A. Powell
183 Old Tusculum Road
Antioch, Tennessee 37013

SEND TAX BILLS TO:
SAME

THIS INSTRUMENT PREPARED BY:

Patricia S. Spicer, Attorney
1008 Fidelity Federal Building
Nashville, TN 37219

MAP-PARCEL NUMBERS
6DA-9275
119-2-29

File By

BOOK 6023 PAGE 558

CORRECTORY WARRANTY DEED

THIS INSTRUMENT ENTERED INTO this the 17th day of March, 1983, by H. W. Hardcastle, hereinafter referred to as "Grantor", in favor of David A. Powell and wife, Terry Lee Powell, hereinafter referred to as "Grantees", as follows:

WHEREAS, by instrument dated March 2, 1983, Grantor did convey to Grantee certain real property being known as part of Lot 3 on the plan of Cunningham Heights as of record in Book 2331, page 76, Register's Office for said County, all as more specifically set forth in the Warranty Deed between the parties of record in Book 6015, page 610, Register's Office for Davidson County, Tennessee; and

WHEREAS, Grantor is also the owner of certain real property being described as part of Lot 40 on the plan of Mertie Milwee of record in Book 2331, page 117, Register's Office for said County; and

WHEREAS, it was the intent of the parties that said property be conveyed to Grantees with the property above set forth and the consideration paid in connection with the execution of the deed of record in Book 6015, page 610, in said Register's Office, included the consideration for the transfer of subject property,

NOW THEREFORE, in consideration of the original agreement of the parties and in order to carry out their mutual understanding and intent in connection therewith, H.W. Hardcastle, unmarried, as Grantor, does hereby bargain, sell, and convey to David A. Powell and wife, Terry Lee Powell, hereinafter called the Grantees, their heirs and assigns, that certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to wit:

LAND IN Davidson County, Tennessee, being part of Lot 40 on the Plan of Mertie Milwee, of record in Book 2331, page 117, Register's Office for said County.

BEING THE SAME PROPERTY conveyed to H.W. Hardcastle and wife, Margaret Hardcastle by deed from Roscoe Dorris Parton and wife, Eva Mae Parton, of record in Book 4962, page 369, Register's Office for said County. Margaret Hardcastle having since died.

It is expressly understood and agreed that as set forth in said deed of record in Book 6015, page 610, Register's Office for said County, certain property owned by the Grantor was conveyed to the State of Tennessee in connection with condemnation proceedings for the right of way for I440. That property is more specifically described in Book 5923, page 649, said Register's Office. The dimensions set forth in said Deed to the State of Tennessee are set forth in such a fashion that Grantor is unable to ascertain what portion of it, if any, of the above described tract was included in the property conveyed to the State of Tennessee. It is expressly understood and agreed that while this is a general warranty deed in favor of grantees, grantor does not warrant or agree to defend the title against such claims arising by reason of the inclusion of any of said property in the deed to the State of Tennessee as above set forth.

FEE 1.00 T.V.A. IDENTIF. REFERENCE
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN
MAR 18 3 17 PM '83

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TO HAVE AND TO HOLD the said Tract or parcel of land with the appurtenances, estate, title and interest thereto belonging to the said grantee, their heirs and assigns forever, and grantor does covenant with the said grantees that he is lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that the same is unencumbered except as above specifically set forth. And grantor does further covenant and bind himself, his heirs and representatives to warrant and forever defend the title to said land of the said grantees therein assigned against the lawful claims of all parties whomsoever except as above set forth.

WITNESS MY HAND this 17th day of March, 1983.

H. W. Hardcastle

H. W. Hardcastle

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named H.W. Hardcastle, the grantor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 17th day of March, 1983.

NOTARY PUBLIC STATE OF TENNESSEE AT LARGE

Diana Carol Beatte

Notary Public

My Commission Expires: 10/15/83