This Instrument Prepared By:
Thomas H. Dundon
NEAL & HARWELL
800 Third National Bank Bldg.
Nashville, Tennessee 37219

DEED OF CORRECTION AND CONFIRMATION

This deed of correction and confirmation made on September 14th, 1985, by Jack Hamlin Nichols of Birmingham, Alabama, herein referred to as grantor, to Mary Anne Kirk of New York, New York, herein referred to as grantee.

RECITALS

1. Grantor conveyed to grantee certain property by Warranty Deed dated December 18, 1979, and recorded in Book 5545, Page 751 in the office of the Register of Deeds of Davidson County, Tennessee, which Warranty Deed is incorporated by reference herein;

2. In the first paragraph of the deed incorporated herein, by mistake, the words "Vendor's Lien and Superior Title herein retained, and is additionally secured by" were set forth in addition to the words "by Deed of Trust of even date herewith," which latter words were the only words intended by the parties to secure grantee's obligation to grantor, such that the former words, set forth above, were erroneously included and did not reflect the intention of the parties and should be given no force and effect;

3. Additionally, in the final typewritten paragraph of the deed incorporated herein, by mistake, the words:

> "It is expressly agreed that the Vendor's Lien as well as the Superior Title in and to the above described premises, is retained against the above-described property, premises and improvements until the above described note of Grantee and all interest thereon are fully paid according to the face, tenor, effect and reading thereof, when this deed shall become absolute."

were erroneously included when said words were unnecessary to adequately secure grantee's obligation to grantor and did not reflect the intention of the parties and should be given no force and effect; and

4. To prevent difficulties hereafter, and to permit recordation of this deed which reflects the true agreement of the parties in every respect, that is, to convey and warrant title to said property to grantee encumbered only by the aforementioned Deed of Trust which was recorded in Book 5545, Page 754 in the office of the Register of Deeds of Davidson County, and which deed has the legal effect of relating back to the date of the original conveyance by Warranty Deed, that is, December 18, 1979, the parties desire to correct these errors.

CORRECTION AND CONFIRMATION OF CONVEYANCE

Therefore, this instrument witnesseth: That grantor, Jack Hamlin Nichols, in consideration of Ten Dollars ($10.00), and other good and valuable consideration, the receipt of which is acknowledged, does hereby confirm that the intent and effect of the aforementioned Warranty Deed was to convey to grantee, Mary Anne Kirk, all right, title and interest in the property described therein, subject only to a certain Deed of Trust from grantee to Truman S. Wrenne, Trustee, of record in Book 5545, Page 754, Register's Office for Davidson County, Tennessee (which secures a note from grantee to grantor dated December 18, 1979, which note has a current balance of $88,821.19), and in order to eliminate any confusion or question concerning grantee's right to convey unencumbered title to said property, subject only to the aforementioned Deed of Trust, does hereby give, grant, bargain, sell, convey, and forever quitclaim unto grantee, her heirs and assigns forever, all right, title and interest, except that secured by the aforementioned Deed of Trust, in that certain parcel described in the aforementioned Warranty Deed, to wit:

> Being Lot No. 21 of Block 7, on the Plan of Richland Realty Company's Subdivision, Division "A". A plan of said property dividing it into blocks is of record in Book 161, Page 151, Register's Office for said County, but said plan does not show the subdivision of said blocks into small lots.

THIS INSTRUMENT PREPARED BY:

According to a printed copy of an unregistered plan subdividing said blocks into small lots, said Lot No. 21 fronts 100 feet on the northerly side of West End Avenue and runs back between parallel lines with and 200 feet east of the easterly margin of Christopher Street, 200 feet to the South line of Lot No. 22.

Being the same property conveyed to Jack Hamlin Nichols by deed from David Claude Nichols, of record in Book 2930, Page 313, and by deed from Mrs. Bonny Belle Nichols and husband, Claude W. Nichols, of record in Book 2442, Page 590, Register's Office for Davidson County, Tennessee.

9/14/85
Date

Jack Hamlin Nichols
JACK HAMLIN NICHOLS

STATE OF TENNESSEE

COUNTY OF Van Buren

Personally appeared before me, Aubrey J. Harris, a Notary Public at Large, in and for said County and State, the within named Jack Hamlin Nichols, the bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and offical seal at Fall Creek Falls State Park, Tennessee, this 14th day of September, 1985.

Aubrey J. Harris
Notary Public

My Commission Expires: June 28, 1987

SEP 16 3 29 PM '85
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

IDENTIFICATION REFERENCE

3 6 9 1 0