BOOK 6679 PAGE 106

43473

IDENTIFICATION REFERENCE

OCT 10 9 20 AM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

DEED OF CORRECTION

This Deed, made and entered into this 17th day of April 1985, by and between T. Herschel Hudgins and wife, Mildred R. Hudgins, parties of the first part, and Andrew B. Luna and wife, Jewelene Luna, parties of the second part, all of the County of Davidson, State of Tennessee;

WITNESSETH:

That whereas, said T. Herschel Hudgins and wife, Mildred R. Hudgins by Deed dated the 9th day of September, 1983 and recorded in Book 6144, page 64 in the Office of the Register of Deeds for Davidson County, Tennessee, conveyed to the said ~~Andrew~~ Andy B. Luna and wife, Jewelene Luna a portion of a tract of land in the 8th Civil District of Davidson County, Tennessee, being a portion of a tract known as Tract #27 on the Plan for Division of the George H. Hobbs Estate, and whereas it was intended by all the parties thereto that said Deed should convey 3.06 acres, more or less, and whereas there has been some indication that the description in said Deed could be subject to misinterpretation so as to show an approximate 10 acre conveyance rather than a 3.06 acre conveyance, and whereas all of said parties desire to correct said potential error;

NOW, THEREFORE, said Parties of the first part, for the purpose of correcting said error and in consideration of the sum of Ten Dollars to them in hand paid, have bargained and sold and by these presents do bargain, sell, and convey unto the said parties of the second part and their heirs and assigns, a certain tract or parcel of land lying and being in the 8th Civil District of Davidson County, and located on the north side of Biggs Road approximately 1 1/2 mile west of River Road and more particularly described according to a survey made by Elbert F. Luther, Jr., dated February, 1983, as follows:

Beginning at a point in the centerline of Biggs Road, said point being the Southwesterly corner of the property conveyed to Ezell Dickerson, Trustee, by instrument of record in Book 4665, page 735, thence leaving the centerline of Biggs Road and with Dickerson Northeasterly line, thence North 46 deg. 39 minutes West 14.5 feet, more or less, to an iron pin on the north R.O.W. of Biggs Road, thence on the same line North 46 deg. 39 minutes West 506.18 feet, more or less, to an iron pin on the south slope of the hill, thence North 40 deg. 15 minutes East 264.30 feet, more or less, to an iron pin near the top of the hill, thence South 44 deg. 30 minutes East, 542.60 feet, more or less, down the hill across the branch to an iron pin in the center of Biggs Road thence with the center of Biggs Road South 46 deg. 20 minutes West, 246.60 feet, more or less, to the beginning containing 3.06 acres, more or less.

Being part of the same property conveyed to T. Herschel Hudgins and wife, Mildred R. Hudgins by deed from G.L. Hemmer and wife, Ann B. Hemmer, of record in Book 4987, page 940, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD SAID LAND, together with all privileges and appurtenances thereunto belonging to them the said parties of the second part and their heirs and assigns in fee simple forever.

And said parties of the first part covenant that they are seized of said land in fee and have the right to convey the same in fee simple; that the same is free and clear of all encumbrances and that they will warrant and defend the title herein conveyed against the lawful claims of all persons whomsoever.

IN TESTIMONY WHEREOF, said parties of the first part have hereunto set their signatures the day and the year first above written.

T. Herschel Hudgins
T. HERSCHEL HUDGINS

Mildred R. Hudgins
MILDRED R. HUDGINS

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, JOHN COODE III, a Notary Public in and for said County and State, the within named T. Herschel Hudgins and wife, Mildred R. Hudgins, the Grantors, 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 17 day of April, 1985.

Notary Public

My Commission Expires:
4-20-86

THIS INSTRUMENT PREPARED BY:

Jon L. Setzer
CATE & SETZER
1101 Stahlman Bldg.
Nashville, TN 37201

Further, by way of joining in this Agreement to give their approval, the parties of the second part have hereunto set their signatures on the 1 day of October, 1985.

Andy B Luna
ANDREW B. LUNA
andy

Jewelene Luna
JEWELENE LUNA

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, John Coode, III, a Notary Public in and for said County and State, the within named Andrew B. Luna and wife, Jewelene Luna, 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 1 day of October, 1985.

John Coode III
Notary Public

My Commission Expires:
4-20-86