BOOK 6807 PAGE 267

FILE BOX 3

FORM No. WD-1

DEED OF CORRECTION TO CORRECT BOOK 6569, PAGE 206, REGISTER'S OFFICE DAVIDSON COUNTY, TENNESSEE
As to Grantees Name

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ -0-

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th DAY OF March 19 86

Notary Public

MY COMMISSION EXPIRES: 1-21-90

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
EDWARD SEDDON — 1187 VULTEE BOULEVARD — NASHVILLE, TN 37217

NAME		ADDRESS
ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
SB & MG Corporation	Owner	
(NAME)	(NAME)	
5176 Lebanon Road		
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Old Hickory, TN 37138		
(CITY) (STATE) (P.O. ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, James M. Fischer, Jr.

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO SB & MG Corporation, a Tennessee Corporation

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS: TO-WIT.

BEING a parcel of land in the 2nd, formerly the 3rd Civil District, Nashville, Davidson County, Tennessee, located southeast of I-40, north of Elm Hill Pike and west of Fitzpatrick Road, more particularly described as follows:

BEGINNING at the common southwest corner of Lots 255 & 256, Larchwood, Sec. 3, as of record in Book 5200, page 540, RODC, Tenn.; thence S 23° 00' W, 104.48 feet; thence, N 85° 00' W, 219.68 feet; thence N 04° 30' W, 154.82 feet to a point in the southeast side of Hickory Bend, Section 5, as of record in Book 3600, page 45; thence, with said subdivision, N 53° 05' 29" E, 44.41 fee; thence, S 70° 00' E, 111.17 feet; thence, S 35° 00' E, 48.00 feet; thence N 89° 25' E 100.00 feet to a point in the west margin of Larchwood, Section 3, as of record in Book 5200, page 540, RODC, Tenn.; thence with said subdivision, S 08°, 51' 35" E, 28.00 feet to the point of beginning. Containing 0.85 acres, more or less.

The above described property is encumbered by public utility and joint access easements, a 20-foot wide sanitary sewer easement, and a 10-foot wide public utility easement.

BEING the same property conveyed to James M. Fischer, Jr. and wife Mary V. Fischer by deed from First American Bank N.A., Trustee, of record in Book 6035, page 419, Register's Office for said County.

THIS deed of correction is made for the purpose of including a proper derivation clause and correcting the form of the namd of the Grantee, the correct designation being SB & MG Corporation.

This is unimproved ( ) improved ( ) property, known as _____
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our 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. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hand s this 10th day of March, 1986

James M. Fischer, Jr.

Mary V. Fischer

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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 James M. Fischer, Jr. and wife Mary V. Fischer

the bargainor s, 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 10th day of March 19 86

Commission expires 1-21-90

Yvonne Norman
Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon (his oath / their several oaths) acknowledged (himself / themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that (he) / (they) as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____

Witness my hand and official seal at office at _____ on this the _____ day of _____ 19 _____

My commission expires _____

_____
Notary Public

WARRANTY DEED

FROM
James M. Fischer
Mary V. Fischer

TO
SB & MG Corporation

RETURN TO:
SOUTHERN ESCROW COMPANY
1187 Vultee Boulevard
Nashville, Tennessee 37217

EDWARD SEDDON
ATTORNEY-AT-LAW
1187 Vultee Boulevard
Nashville, Tennessee 37217

84145

IDENTIFICATION REFERENCE

MAR 19 8 15 AM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN