BOOK 7248 PAGE 139 FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $8,700.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS, THE 18th DAY OF May 19 87.

Notary Public

MY COMMISSION EXPIRES: 3-26-88

(AFFIX SEAL)

DEED OF CORRECTION

THIS INSTRUMENT WAS PREPARED BY
Ronald K. Nevin, Attorney at Law, 2108 Parkway Towers, Nashville, TN 37219
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Benny Lee Santiago & Jackie (NAME)	(NAME)	91-4-39
601 Glenpark Court (STREET ADDRESS OR ROUTE NUMBER)	same (STREET ADDRESS)	
Nashville, TN 37217 (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN 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~~ I, Ernest Ezell, Jr.

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Benny Lee Santiago and Jackie Hatcher

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:

Land in Davidson County, Tennessee, being Lots Nos. 62 and 63 on the Plan of L. H. Davis' Subdivision of Lot No. 41, of Clifton Plan, as of record in Book 57, page 100, Register's Office for said County.

SAID Lots Nos. 62 and 63 adjoin and front together 100 feet on the westerly side of 40th Avenue North, formerly Clifton Avenue, and run back 125.5 feet on the southerly line of Lot No. 62 and 45 feet on the northerly line of Lot 63 along the southerly margin of Spring Street to the easterly margin of 43rd Avenue North, measuring 132 feet thereon.

Being the same property conveyed to Alford Scruggs and wife, Rozel Scruggs, by deed from Mallernee Realty Company, Inc., of record in Book 1943, page 475, Register's Office for Davidson County, Tennessee. The said Alford Scruggs having predeceased Rozel Scruggs, and the Will of Rozel Scruggs of record in Will Book 156, page 779, Probate Court Clerk's Office for Davidson County, Tennessee, having devised subject property to Ernest Ezell, Jr.

2 9 7 6 0

IDENTIFICATION REFERENCE

MAY 27 9 38 AM '87

FELIX Z. MILLER, JR. REGISTER
DAVIDSON COUNTY, TN

This is unimproved ( ) improved (X) property, known as 1041 - 40th Avenue, North Nashville, TN 37209
(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 my hand this 18th day of May, 19 87

Ernest Ezell, Jr.

ERNEST EZELL, JR.

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Ernest Ezell, Jr.

the bargainor, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this day of May, 1987.

Commission Expires 3-27-88

Notary Public

STATE OF TENNESSEE
Davidson County

Before me, _____ a Notary Public in and for the State and County aforesaid, personally appeared _____

with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the _____ of the _____ a corporation, and that he as such _____, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as _____.

Witness my hand and official seal at _____, _____, this _____ day of _____, 19___.

Commission Expires _____

_____ Notary Public

WARRANTY DEED

FROM
Ernest Ezell, Jr.

TO
Benny Lee Santiago and
Jackie Hatcher

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.