VIII-B/SA1 JRR/aw 11/16/87 FILE BOX 12
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This instrument prepared by: JOHN R. REYNOLDS
Attorney at Law
216 Third Avenue, North
P. O. Box 2512
Nashville TN 37219-0512

BOOK 7413PAGE 158

Address New Owner(s) as follows: JAMES B. HARDY et al

Name and Address of the person or entity responsible for payment of real property taxes: METROPOLITAN FEDERAL SAVINGS AND LOAN ASSOCIATION
230 4th Avenue, North, Nashville, TN 37219

Map and Parcel No. 11D 94038 - Map 51-10A, Par. 101

DEED OF CORRECTION

WHEREAS, in order to correct a defect in the description of a Warranty Deed dated 25 August 1986, of record in Book 6985, page 643, Register's Office for Davidson County, Tennessee, from OAKLAND COMMONS, a Tennessee Partnership composed of C. W. TIDWELL, JAMES B. HARDY, JOE BARR, JR. and BOYD H. PARSONS, JR., to JAMES B. HARDY, MICHAEL W. HARDY and DEBRA L. HARDY, as tenants in common, this Deed of Correction is being entered into;

NOW, THEREFORE, for and in consideration of the original Deed of record in Book 6985, page 643, said Register's Office, and other good and valuable considerations, the receipt and sufficiency of which is herby acknowledged, OAKLAND COMMONS, a Tennessee Partnership composed of C. W. TIDWELL, JAMES B. HARDY, JOE BARR, JR. and BOYD H. PARSONS, JR., hereinafter referred to as the Grantor, has bargained and sold, and by these presents do hereby transfer and convey unto JAMES B. HARDY, MICHAEL W. HARDY and DEBRA L. HARDY, as tenants in common, hereinafter referred to as Grantees, their heirs and assigns, a certain tract or parcel of land situated in Davidson County, Tennessee, described as follows:

> Being Lot No. 1522 on the Plan of Oakland Trace P.U.D., as shown of record in Plat Book 6250, page 906, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.
>
> Being a part of the same property conveyed to Oakland Commons, a Tennessee Partnership, by Quitclaim Deed as shown of record in Book 6638, page 890, Register's Office for Davidson County, Tennessee.

THIS DEED IS BEING FILED TO CORRECT THE DESCRIPTION IN DEED OF RECORD IN BOOK 6985, PAGE 643, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

This conveyance is subject to the Declaration of Covenants, Conditions and Restrictions of Oakland Trace, a De Minimis PUD, as shown of record in Book 6840, page 637; the By-Laws, undertakings, provisions, requirements, restrictions, easements, rights and interests, burdens and assessments of the Oakland Trace Homeowners' Association, Inc., as shown of record in Book 6840, page 647, said Register's Office; the Articles of Incorporation of Oakland Trace Homeowners' Association, Inc., of record in Book 6563, page 611, said Register's Office; and other easements and restrictions of record.

This is improved property, known as 1522 Lewis Road, Madison, Davidson County TN 37115.

Grantees, by acceptance of this Deed, accept and agree to be bound by the instruments creating Oakland Trace, a De Minimis PUD, and further agree hereby to pay all assessments, whether special or general, which are levied by Oakland Trace Homeowners' Association, Inc. in connection with Oakland Trace. Grantees specifically consent to the terms and conditions of Article V of the Declaration of Covenants, Conditions and Restrictions providing for the retention of a lien in favor of the Association to secure the payment of all such assessements and a power of sale to enforce the assessment lien.

TO HAVE AND TO HOLD said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, as tenants in common, their heirs and assigns, forever; and Grantor does covenant with the said Grantees that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and Grantor does further covenant and bind itself/its, successors, representatives and assigns, to warrant and forever defend the title to said land to the said Grantees, their heirs and assigns, against the lawful claims of all persons whomsoever.

The undersigned Partners of Oakland Commons, a Tennessee Partnership, do further warrant and represent that the Partnership is a Partnership organized and existing under the Laws of the State of Tennessee, that C. W. TIDWELL, JAMES B. HARDY, JOE H. BARR, JR. and BOYD H. PARSON, JR. constitute the sole Partners of

the Partnership, and that the undersigned Partners are authorized to execute this Deed of Correction on behalf of the Partnership and the other Partners.

Grantor and Grantee are used for singular or plural, as context requires.

The parties represent and warrant that the above described property does not constitute homestead, their homestead being located elsewhere.

IN WITNESS WHEREOF, the Grantor has duly executed this Deed of Correction on the 24th day of Nov 1987.

OAKLAND COMMONS, A Tennessee Partnership

By _____
C. W. TIDWELL

By Boyd H Parsons Jr
BOYD H. PARSONS, JR.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Valerie J. Elder, a Notary Public in and for the State and County aforesaid, C. W. TIDWELL and BOYD H. PARSONS, JR., with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained, and who further acknowledged that they are General Partners of the maker, OAKLAND COMMONS, a Tennessee Partnership, and are authorized by the maker to execute this instrument on behalf of the maker.

Witness my hand and official seal at office at Goodlettsville, Tennessee, on this the 24th day of Nov. 1987.

Valerie J. Elder Notary Public

My commission expires May 13, 1990

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer, is $ NONE.

John R. Reynolds Affiant

Subscribed and sworn to before me this 24 day of November 1987.

_____ Notary Public

My commission expires: 9 July 1989

NOTE TO REGISTER:

Upon recording, please return the recorded instrument to:

JOHN R. REYNOLDS, Attorney
216 Third Avenue, North
P. O. Box 2512
Nashville TN 37219-0512

DEC 3 3 36 PM '87
DAVIDSON COUNTY, TN

IDENTIFICATION REFERENCE

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