THIS INSTRUMENT PREPARED BY:
STEWART & BLACK, ATTORNEYS
The Lawyer's Building
333 Gallatin Road South
Madison, Tennessee 37115

ADDRESS NEW OWNER:
JOHN H. GARNER
315 Pitts Avenue
Old Hickory, TN 37138

Map 053-16
Parcel 067.00

DEED OF CORRECTION

This deed of correction made and entered into on this the 10th day of August, 1988, by and between THELMA R. FLEMING, WIDOW, the GRANTOR, and JOHN H. GARNER, the GRANTEE; and

WHEREAS, on the 18th day of July, 1988, by deed recorded in the Register's Office for Davidson County, Tennessee, in Book 7601, page 378, Grantor conveyed certain property described therein; and

BOOK 7627 PAGE 281

WHEREAS, said deed is defective in that it shows an inadequate and incomplete property description and said deed is further defective in that the Map and Parcel number is identified as 51M-C, Parcel 2400, and said Map and Parcel numbers should be Map 053-16, Parcel 067.00; and

WHEREAS, the parties desire to correct the aforesaid deed.

N O W, T H E R E F O R E:

FOR AND IN CONSIDERATION of the sum of One and no/100 ($1.00) Dollar cash in hand paid and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, THELMA R. FLEMING, Widow, does hereby quitclaim, transfer and convey all of her right, title and interest in and to the hereinbelow described tract or parcel of land, described to-wit:

LAND lying in the 1st Civil District of Davidson County, Tennessee, described as Map 53-16, Parcel 67, according to the Metopolitan Government's Tax Map system.

Said Property fronts a distance of 98.5' along the northerly side of Pitts Avenue in Old Hickory, Tennessee, and is bounded on the west by the property of Robert A. Cole, et ux, of record in Book 2811, page 571, and the property of the City of Lakewood, of record in Book 4320, page 620; on the north by the property of Harry G. Tate, et ux, of record in Book 2811, page 159; and on the east by the property of Robert J. Easton et ux, of record in Book 5776, page 763, and according to the Metropolitan Government's Tax Assessor's Office contains 1.28 acres, more or less.

BEING the same property conveyed to John T. Fleming et ux, Annie Marie Fleming, by Installment deed from Robert Nerron et ux, Thelma P. Nerron, of record in Book 1116, page 128, Register's Office for Davidson County, Tennessee. The said Annie Marie Fleming died in 1963 vesting title solely in John T. Fleming. John T. Fleming remarried Thelma R. Fleming and John T. Fleming died June 13, 1988, leaving a Last Will and Testament of record in Will Book 163, page 470, Probate Court for Davidson County, Tennessee, wherein property was devised to his widow, Thelma R. Fleming.

This is improved property known as 325 Pitts Avenue, Old Hickory, Tennessee 37138.

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the premises.

WITNESS our hands this 10th day of August, 1988.

Thelma R. Fleming
Thelma R. Fleming, Widow

John H. Garner
John H. Garner

STATE OF TENNESSEE :

COUNTY OF DAVIDSON :

BOOK 7627 PAGE 282

Personally appeared before me, Denise C. Allis, a Notary Public in and for said County and State, THELMA R. FLEMING, A Widow, the within named bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Madison, Tennessee, on this the 10th day of August, 1988.

Denise C Allis
Notary Public

My Commission Expires: 5-11-92

7333 08/16 0101 03CHECK 6.00

STATE OF TENNESSEE :

COUNTY OF DAVIDSON :

Personally appeared before me, Denise C. Allis, a Notary Public in and for said County and State, JOHN H. GARNER, the within named 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 official seal at Madison, Tennessee, on this the 10th day of August, 1988.

Denise C. Allis
Notary Public

My Commission Expires: 5-11-92

58948

FILED FOR RECORD
Aug 16 8 34 AM '88