FILE BOX 45

This instrument prepared by Richard A. Northcutt, Attorney
25 Century Blvd., Suite 202, Nashville, TN 37214

DEED OF CORRECTION

This deed of correction, made and entered into on this 15th day of August, 1988, by and between Thomas N. Garrison, Janet H. Garrison, John T. Garrison, Charlotte L. Garrison, Grantors, and Thomas B. Montgomery and wife, Debora Rota Montgomery, Grantees.

WHEREAS, by deed dated May 20, 1977 of record in Book 5150, Page 967, Register's Office for Davidson County, Tennessee, Thomas N. Garrison and wife, Janet H. Garrison obtained fee simple title to a tract of land identified as

> Lot No. 3, Block "C" on the plan of Country Club Estates or record in Book 843, Page 95, Register's Office for Davidson County, Tennessee;

WHEREAS, by deed dated July 10, 1978 of record in Book 5309, Page 183, Register's Office for Davidson County, Tennessee, Thomas N. Garrison and wife, Janet H. Garrison obtained fee simple title to a parcel of land identified as

> The southernmost 5.00 feet of Lot 4 along the entire common line of Lots 3 and 4, as shown on the re-subdivision of Lots 3, 4 and 5 of Country Club Estates, Block "C", as recorded in Plat Book 5190, Page 117, Register's Office for Davidson County, Tennessee;

WHEREAS, the said Thomas N. Garrison and wife, Janet H. Garrison by warranty deed dated May 30, 1980 and of record in Book 6729, Page 790, Register's Office for Davidson County, conveyed Lot No. 3, Block "C" on the plan of Country Club Estates to John T. Garrison and wife, Charlotte L. Garrison, said deed incorrectly reciting Plat Book 843, Page 95 rather than Plat Book 5190, Page 117, the correct plat reference for the description of Lot No. 3 on the resubdivision of the Lots 3, 4 and 5; and,

WHEREAS, in a subsequent quitclaim deed from John T. Garrison to Charlotte L. Garrison of record in Book 6776, Page 659, Register's Office for Davidson County, Tennessee, and in a deed from Charlotte L. Garrison to Thomas B. Montgomery and wife, Debora Rota Montgomery of record in Book 6775, Page 661, said Register's Office, the same mistake in the description of the subject property was made in the two deeds referenced above; and,

WHEREAS, it was the intention of all of the parties to convey Lot No. 3 as shown on the re-subdivision of Lots 3, 4 and 5 of County Club Estates, Block "C", as recorded in Plat Book 5190, Page 117, Register's Office for Davidson County, Tennessee, said lot being 165 x 105 feet; and,

WHEREAS, the parties desire to correct the description and plat reference in the above-referenced instruments of conveyance;

NOW, THEREFORE, in consideration of ONE ($1.00) DOLLAR and for other good and valuable consideration, the receipt of which is hereby acknowledged, THOMAS N. GARRISON, JANET H. GARRISON, JOHN T. GARRISON and CHARLOTTE L. GARRISON hereby transfer and convey unto THOMAS B. MONTGOMERY and wife, DEBORA ROTA MONTGOMERY all of their right, title and interest in and to a certain tract of land situated in Davidson County, Tennessee, and more particularly described as follows:

> Being Lot No. 3 as shown on the re-subdivision of Lots, 3, 4 and 5 of Country Club Estates, Block "C" as recorded in Plat Book 5190, Page 117, Register's Office for Davidson County, Tennessee, said Lot No. 3 fronts 105 feet on the westerly margin of McGavock Avenue and extends back between parallel lines 165 feet to a dead line.

TO HAVE AND TO HOLD the said tract or parcel of land with the apurtenances, 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 and have a good and perfect right to convey it, and we do further covenant and bind ourselves, our heirs and representatives 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.

IN WITNESS WHEREOF, the said parties have herunto set their hands on the day and date first above written.

THOMAS N. GARRISON

JOHN T. GARRISON

JANET H. GARRISON

CHARLOTTE L. GARRISON

ACKNOWLEDGMENT

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public, in and for said state and county, THOMAS N. GARRISON, the within named bargainor, with whom I am personally acquainted or who proved to me on the basis of satisfactory evidence, and who acknowledge that he executed the within instrument (Deed of Correction) for the purposes therein contained.

Witness my hand and seal at Nashville, Tennessee this 15th day of August, 1988.

NOTARY PUBLIC

My Commission Expires:

My Commission Expires July 9, 1989

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public, in and for said state and county, JOHN T. GARRISON, the within named bargainor, with whom I am personally acquainted or who proved to me on the basis of satisfactory evidence, and who acknowledge that he executed the within instrument (Deed of Correction) for the purposes therein contained.

Witness my hand and seal at Nashville, Tennessee this day of August, 1988.

NOTARY PUBLIC

My Commission Expires:

My Commission Expires July 9, 1989

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FILE BOX 45

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public, in and for said state and county, JANET H. GARRISON, the within named bargainor, with whom I am personally acquainted or who proved to me on the basis of satisfactory evidence, and who acknowledge that she executed the within instrument (Deed of Correction) for the purposes therein contained.

Witness my hand and seal at Nashville, Tennessee this 15th day of August, 1988.

NOTARY PUBLIC

My Commission Expires:

My Commission Expires July 9, 1989

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public, in and for said state and county, CHARLOTTE L. GARRISON, the within named bargainor, with whom I am personally acquainted or who proved to me on the basis of satisfactory evidence, and who acknowledge that she executed the within instrument (Deed of Correction) for the purposes therein contained.

Witness my hand and seal at Nashville, Tennessee this 15th day of August, 1988.

NOTARY PUBLIC

My Commission Expires:

My Commission Expires July 9, 1989

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER $ .00.

Marie Branham
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th DAY OF August, 1988.

Notary Public

MY COMMISSION EXPIRES:

7/18/92

8287 08/18 0101 CHECK 9-00

Aug 18 9 28 AM '88

WILSON COUNTY TN

IDENTIFICATION

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