B4420

THIS INSTRUMENT PREPARED BY:
AMANDA J. McCLENDON
RICK M. JOHNSON
3221 Nolensville Road, Suite 1
Nashville, TN 37211
(615) 833-5858

2631 08/31 0101 03CHECK 9.00

NEW OWNER:	SEND TAX BILLS TO:	MAP/PARCEL
James T. Taylor, Jr., et. ux. and Edgar W. Cunningham, et. ux. 4722 A Nolensville Road 4726 A Nolensville Road Nashville, TN 37211	James T. Taylor, Jr. and Edgar W. Cunningham 4717 Nolensville Road Nashville, TN 37211	147-12-0-077 147-12-0-078

BOOK 7640 PAGE 503

DEED OF CORRECTION TO SUCCESSOR TRUSTEES' DEED

WHEREAS, this deed is filed for the purpose of correcting the names of the purchasers of the within described realty at a foreclosure on July 31, 1988, as previously appears of record in Book 7615, Page 609; and

WHEREAS, by Deed of Trust dated the 31st day of July, 1985, and recorded in Book 6618, Page 969, Register's Office for Davidson County, Tennessee, Melvin W. Powers and wife, Rebecca Ann Powers conveyed to James R. Kniffen, Trustee, the hereinafter described property for the purpose of securing payment of the indebtedness and performance of the obligations therein set forth; and

WHEREAS, the said Melvin W. Powers having since deceased; and

WHEREAS, the holder of the debt secured appointed the undersigned as Successor Trustees by instrument recorded in Book 7471, Page 701, said Register's Office; and

WHEREAS, default was made in the terms and conditions of said Deed of Trust; and the Beneficiaries requested the undersigned to advertise and sell said property under the terms and provisions of said Deed of Trust; and

WHEREAS, Amanda J. McClendon and Rick M. Johnson, Trustees, at the request of the holder of said indebtedness, and under and by virtue of the powers vested in them required by law and by said Deed of Trust, by giving three (3) successive publications, namely: July 8, July 14, and July 21, 1988, in the Nashville Record, a newspaper published in Davidson County, Tennessee, said sale to be for cash, free from the equities of redemption, dower and homestead, as provided in said Deed of Trust.

PURSUANT to said advertisement, on July 29, 1988, at 10:00 a.m. at the South Door of the County Courthouse in Davidson County, Tennessee, they, as Trustees, offered for sale at public outcry to the highest and best bidder, the real estate hereinafter described for cash, (or credit upon the indebtedness secured if the holder of the secured indebtedness were the successful bidder) and in bar of the herein above mentioned

equities as provided in said Deed of Trust, at which time James T. Taylor, Jr. and wife, Yvonne P. Taylor, and Edgar W. Cunningham and wife, Jean D. Cunningham submitted the highest and best bid of $229,594.29 in the amount of cash.

NOW, THEREFORE, in consideration of the premises, the undersigned Substitute Trustees, Amanda J. McClendon and Rick M. Johnson, do hereby sell, transfer and convey to the said James T. Taylor, Jr. and wife, Yvonne P. Taylor, and Edgar W. Cunningham and wife, Jean D. Cunningham, their successors and assigns, in fee simple, forever, and in bar all equities above mentioned, the following described real property, to wit:

Tract 1:

Land in Davidson County, Tennessee being Lot No. 3 on the map showing the Resubdivision of Lot No. 3 on the plan of the Tom C. Lamb Subdivision, Section 4 as of record in Plat Book 4885, Page 41, Register's Office Davidson County, Tennessee more particularly described as follows: BEGINNING at a point in the Easterly margin of a 20 foot alley, the common front corner of Lot 3 herein and Lot 3A as shown on said plat, and a distance 428.39 feet more or less from the right-of-way of Haywood Lane; Thence leaving said alley north 63° 38' 0" East 94.51 feet to a point; Thence South 26° 22' 0" East 89.04 feet to a point; Thence north 63° 38' 0" East 65.00 feet to a point; Thence south 26° 22' 0" East 25.65 feet to a point; Thence South 63° 38' 0" West 159.82 feet to a point in the Easterly margin of the 20 foot alley herein above mentioned; Thence with the margin of said alley North 26° 12' 43" West 116.14 feet to the point of beginning.

Tract 2:

Land in the 5th Civil District of Davidson County, Tennessee, described as follows:

BEGINNING at a spike in the easterly margin of a 50-foot Road, being the southwesterly corner of the land therein described; thence with the margin of said Road, north 26° 22' west 83 feet to a spike; thence leaving the said Road, north 63° 58' east 144.72 feet to an iron pin; thence south 26° 25' east 100.35 feet to an iron pin; thence south 65° 40' west 109.72 feet to an iron pin; thence south 86° 13' 30" west 37.65 feet to an iron pin, containing .325 acres.

Being the same property conveyed to Melvin W. Powers, since deceased, and wife, Rebecca Ann Powers by deed from James T. Taylor, Jr. and wife, Yvonne P. Taylor and Edgar W. Cunningham and wife, Jean D. Cunningham of record in Book 6618, Page 965, further conveyed by quitclaim from Rebecca Ann Powers, a single woman, to Franklin Deleno Overton, Jr., of record in Book 7390, Page 396, further the said property was then re-conveyed by quitclaim from Franklin Deleno Overton, Jr., and wife, Deborah J. Overton to Rebecca Ann Powers, of record in Book 7493, Page 376, all of record in the Register's Office for Davidson County, Tennessee.

Being improved property known as **4722 A and 4726 A Nolensville Road, Davidson County, Tennessee, 37211.**

The said Amanda J. McClendon and Rick M. Johnson, Trustees convey to James T. Taylor, Jr. and wife, Yvonne P. Taylor, and Edgar W. Cunningham and wife, Jean D. Cunningham, all the rights conveyed to them as said Substitute Trustees in said Deed of Trust, including such covenants and warranties as they, as such Substitute Trustees, may lawfully make, all their actions in the premises being solely as Substitute Trustees and, not otherwise, under the power vested in them under said Deed of Trust hereinabove referred to and not as individuals.

Witness my hand at Nashville, Tennessee, this 30th day of August, 1988.

Amanda J. McClendon, Substitute Trustee

Rick M. Johnson, Substitute Trustee

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 Rick M. Johnson and Amanda J. McClendon, Trustees, the bargainors, 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 the 30th day of August, 1988.

NOTARY PUBLIC

MY COMMISSION EXPIRES:
3-11-91

STATE OF TENNESSEE

COUNTY OF DAVIDSON

The actual consideration or value of the property transfer is $ -0-.

AUG 31 10 17 AM '88

6349

AFFIANT

Sworn to and subscribed before me this 30th day of August, 1988.

NOTARY PUBLIC

MY COMMISSION EXPIRES:
3-11-91