THIS INSTRUMENT WAS PREPARED BY: DOAK & HOLLAND ATTORNEYS, HERMITAGE PROFESSIONAL MALL, 105 BONNABROOK DR. SUITE 207 HERMITAGE TN 37076

BOOK 7654 PAGE 871

Please Mail Back To:
Doak & Holland
Hermitage Professional Mall
105 Bonnabrook Dr. Suite 207
Hermitage Tn 37076

DEED OF CORRECTION

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL
Martin T. Goodwin, et ux	Same	11D-73550
1840 Neely's Bend Road Madison, TN 37115		63-23/63-170

This Deed of Correction shall correct the real property description contained in Exhibit "A" in the Warranty Deed of record in Book 7539, Page 622, Register's Office for Davidson County, Tennessee, (from Carson C. Driver, Jr. and wife, Doris B. Driver to Martin T. Goodwin and wife, Sharon O. Goodwin) and likewise the Deed of Trust of record in Book 7539, Page 627, (from Martin T. Goodwin and wife, Sharon O. Goodwin to John G. Doak, Trustee for Carson C. Driver, Jr. and wife, Doris B. Driver), by deleting the property description in said Exhibit "A" therefrom and by inserting in its place, in both Warranty Deed and Deed of Trust, the following described property:

THREE TRACTS of land in the 11th Civil District of Davidson County, Tennessee, the same being described according to a Class "A" boundary survey dated April 28, 1988, by Barry Greer, Registered Land Surveyor.

TRACT ONE, (the residence tract), being a tract of 17.776 acres, more or less, and lies alone the westerly boundary of Neely's Bend Road and is more particularly described as follows:

SAID TRACT NO.1 begins at a point which is S 48 deg. 11 mins. 22 secs. W, 8.22 feet from a concrete monument within the right-of-way for Neely's Bend Road and near a fence corner, said point being the southeasterly corner of Tract No. 1; thence with an old fence located to the south of a new wood fence S 48 deg. 11 mins. 22 secs. W, 748.27 feet to a corner post in the old fence; thence continuing with the old fence which is to the south of the new wood fence, S 57 degs. 1 min. 7 secs. W, 296.78 feet to a concrete monument by corner post; thence in a northerly direction with a fence N 20 degs. 40 mins. 19 secs. W, 206.60 feet to a corner post in said fence; thence continuing with said fence, N 08 degs. 43 mins. 03 secs. W, 469.61 feet to a gate post; thence N 11 degs. 12 mins. 57 secs. W. 15 feet, with the gate and to a gate post; thence with the existing fence, N 04 degs. 57 mins. 03 secs. W, 415.69 feet to a concrete monument at a fence corner; thence N 88 degs. 20 mins. 22 secs. E, 402.69 feet to a concrete monument; thence N 63 degs. 38 mins. 27 secs. E, 96.63 feet to an iron pin; thence N 83 degs. 34 mins. 19 secs. E, 397.66 feet to a point in a fence line on the westerly right-of-way margin for Neely's Bend Road which point is witnessed by an existing iron pin located S 83 degs. 34 mins. 19 secs. W 0.39 feet from said point; thence with the westerly margin of the right-of-way for Neely's Bend Road, S 11 degs.

52 mins. 58 secs. east to a point which is the beginning of a curve to the right with a radius of 2,834.79 feet 169.11 feet to the point of beginning and contains 17.776 acres, more or less.

TRACT NO. 2 (the farm tract) being a tract of 89.467 acres, more or less, and lying generally to the west of Tract No. 1 (the residence tract), begins at a concrete monument at the southwesterly corner of the residence tract and being the southeasterly corner of tract No. 2 (the farm tract); thence with the old fence line, S 58 degs. 34 mins. 32 secs. W, 172.38 feet to a corner post; thence continuing with said old fence line and the northerly boundary of the property conveyed to Katie Menees by Deed of record in Book 5844, Page 109, Register's Office for Davidson County, Tennessee, S 62 degs. 12 mins. 51 secs. W, 235.77 feet to a corner post; thence continuing with the northerly line of Katie Menees and the northerly line of the property conveyed to J. W. Menees by Deed of record in Book 1425, Page 228, Register's Office for Davidson County, Tennessee, S 64 degs. 06 mins. 21 secs. W, 325.65 feet to a corner post; thence continuing with the old fence line and the northerly boundary of J. W. Menees, S 60 degs. 45 mins. 41 secs. W, 377.07 feet to a 10 inch cedar stump; thence continuing with said old fence line and the northerly boundary of J. W. Menees, S 80 degs. 20 mins. 11 secs. W, 153.51 feet to a corner post; thence continuing with said old fence line and the northerly line of J. W. Menees, S 81 degs. 42 mins. 28 secs. W, 184.93 feet to a corner post; and thence continuing with the same, S 84 degs. 31 mins. 27 secs. W, 180.95 feet to a corner post; thence with the old fence, S 82 degs. 57 mins. 40 secs. W, 218.61 feet to a post in said old fence line; thence continuing with the northerly margin of J. W. Menees and to the north of a drain, S 82 degs. 57 mins. 40 secs. W, 218.33 feet past the top of the river bank and to a point at the edge of the water on April 28, 1988, which point is S 16 degs. 48 mins. 58 secs. west from a concrete monument (set on this survey at the southerly end of a witness line); thence N 13 degs. 47 mins. 52 secs. W, 383.82 feet to with said edge of the water; thence continuing with the edge of said water N 06 degs. 54 mins. 35 secs. W, 724.63 feet to a point on the edge of said water; thence continuing with the edge of said water N 08 degs. 11 mins. 21 secs. W, 432.09 feet to a point on said edge of said water; thence with edge of said water, N 03 degs. 14 mins. 49 secs. W, 399.63 feet to a point at the edge of the water on the easterly side of the Cumberland River said point being N 49 degs. 38 mins. 15 secs. W, 146.04 feet from a concrete monument set by this survey as a witness to said point, and said point being S 84 degs. 50 mins. 47 secs. W, 45.37 feet from a 4 inch hackberry located on the top of said river bank; thence with the southerly line of the property conveyed to J. M. Beck by Deed of record in Book 1392,

Page 249, Register's Office for Davidson County, Tennessee and with an old fence, N 84 degs. 50 mins. 47 secs. E, 402 feet to an iron pin set this survey at a fence intersection; thence with an old fence and the southerly line of J. M. Beck, N 72 degs. 13 mins. 35 secs. E, 385.75 feet to a 1/2 inch bolt in root of twin 12 inch walnut trees; thence, partly outside the new fence and then with the new fence, N 75 degs. 43 mins. 01 sec. E, 483.39 feet to a corner post; thence continuing with the southerly line of J. M. Beck and the old fence, S 87 degs. 51 mins. 54 secs. E, 416.01 feet to a corner post in said old fence; thence continuing with the southerly line of J. M. Beck and said old fence line, S 78 degs. 52 mins. 39 secs. E, 174.97 feet to a corner post, and N 70 degs. 30 mins. 57 secs. E, 27.51 feet to a corner post and N 89 degs. 58 mins. 35 secs. E, 303.47 feet to a 26 inch cedar in said old fence; thence continuing N 74 degs 17 mins. 37 secs. E, 172.29 feet to a concrete monument set this survey and marking the northeasterly corner of said farm tract; and the northwesterly corner of the 4 acre tract in which J. H. Smith reserved a life estate in the Deed of record in Book 6113, Page 982, Register's Office for Davidson County, Tennessee; thence with the westerly line of the said J. H. Smith life estate tract, S 11 degs. 57 mins. 23 secs. E, 460.79 feet to a concrete monument set this survey; thence S, 88 degs. 20 mins. 22 secs. W, 402.69 feet to a concrete monument set this survey, the same being the northwesterly corner of tract No. 1 (the residence tract); thence with the westerly line of the residence tract and along an existing fence line, S, 04 degs. 57 mins. 03 secs. E, 415.69 feet to a gate post; thence S, 11 degs. 12 mins. 57 secs. E, 15 feet with said gate to another gate post; thence continuing with the westerly line of said residence tract and fence, S 08 degs. 43 mins. 03 secs. E, 469.61 feet to a corner post in said fence; thence continuing with the westerly line of said residence tract and said fence, S, 20 degs. 40 mins. 19 secs. E, 206.60 feet to the point of beginning and containing 89.467 acres, more or less.

TRACT NO. 3 being a small tract being bounded on the south by a portion of the northerly boundary of the residence tract; being bounded on the west by a portion of the easterly line of the farm tract; being bounded on the north by the southerly wooden fence of the J. H. Smith life estate tract; and on the east by the westerly margin of Neely's Bend Road, and being more particularly described as follows:

SAID TRACT NO. 3 begins at the northeasterly corner of the residence tract which is located on the westerly right-of-way line of Neely's Bend Road and N 83 degs. 34 mins. 19 secs. E, 0.39 feet from an existing iron pipe; thence with the northerly line of the residence

tract, S 83 degs. 34 mins. 19 secs. W, 397.66 feet to an existing iron pipe; thence to the south of a spring, S 63 degs. 38 mins. 27 secs. W, 96.63 feet to a concrete monument; thence in a northerly direction with the easterly line of tract No. 2 (the farm tract) N, 11 degs. 57 mins. 23 secs. W, 87.14 feet to a point; thence in an easterly direction passing a fence corner and continuing with a wood fence, N, 72 degs. 49 mins. 31 secs. E, 58.28 feet to a point in said fence; thence N 66 degs. 32 mins. 24 secs. E, 106.35 feet to a fence corner; thence continuing with said fence, S 71 degs. 42 mins. 13 secs. E, 88 feet to a fence corner; thence continuing with said fence, N, 85 degs. 37 mins. 31 secs. E, 253.42 feet to a point on the westerly right-of-way line of Neely's Bend Road; thence in a southerly direction, and with the westerly right-of-way line of Neely's Bend Road, S, 11 degs. 52 mins. 58 secs. E, 50.13 feet to the point of beginning and containing 33,052 square feet, more or less (0.759 acres, more or less .

SAID TRACT NO. 3 is hereby conveyed subject to the provisions of the life estate reserved to J. H. Smith in the Deed of record in Book 6113, Page 982, Register's Office for Davidson County, Tennessee, and to the easement to the U.S.A. in regard to the Cheatham Lock and Dam Project, Tract No. R-1835-E as of record in Book 2281, Page 177, Register's Office for Davidson County, Tennessee.

SAID real property being part of the same real property conveyed to Carson C. Driver, Jr. and wife, Doris B. Driver by Deed from J. H. Smith, a widower, and George H. Cate, Jr., successor trustee as of record in Book 6113, Page 982, Register's Office for Davidson County, Tennessee.

WITNESS our hands to this Deed of Correction effective on this the 16 day of September, 1988.

Carson C Driver Jr
CARSON C. DRIVER, JR.:

Martin T Goodwin
MARTIN T. GOODWIN:

Doris B. Driver
DORIS B. DRIVER:

Sharon O. Goodwin
SHARON O. GOODWIN:

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public, in and for the aforesaid State and County, the within named, Carson C. Driver, Jr. and wife, Doris B. Driver, the bargainors, with whom I am personally acquainted, (or who presented adequate

evidence of identification), and who acknowledged that they executed th within instrument for the purposes therein contained.

WITNESS my hand and official seal on this the 29th day of AUGUST, 1988.

10-9-91
MY COMMISSION EXPIRES: 10-9-91 NOTARY PUBLIC

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public, in and for the aforesaid State and County, the within named, Martin T. Goodwin and wife, Sharon O. Goodwin, the bargainors, with whom I am personally acquainted, (or who presented adequate evidence of identification), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal on this the 16 day of September, 1988.

13 May 1989
MY COMMISSION EXPIRES: NOTARY PUBLIC

6845O

IDENTIFICATION

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