85972

mail

THIS INSTRUMENT PREPARED BY: Homer R. Ayers, Attorney-at-Law
112 Long Hollow Pike, Suite 301
Goodlettsville, Tennessee 37072

IDENTIFICATION

Nov 16 3 18 PM '88

BOOK 7704 PAGE 836
8258 11/16 0101 03CHECK 9.00

DEED OF CORRECTION

ADDRESS NEW OWNER(S)	SEND TAX BILLS TO:	MAP-PARCEL NO.
Claude E. Wair, et ux. Post Office Box 235 Whites Creek, Tn. 37189	NEW OWNERS	TO BE ASSIGNED Map 16 Par 232 ae

THIS DEED OF CORRECTION, made and entered into on the day and date last written by and between **ROBERT E. NEWLIN, a single man**, (hereinafter called the GRANTOR); and **CLAUDE E. WAIR AND WIFE, MABEL A. WAIR**, (hereinafter called the GRANTEES);

WHEREAS, on the 12th day of July 1988, by deed recorded in the Register's Office for Davidson County, Tennessee, in Book 7604, page 158, Robert E. Newlin, a single man, conveyed to Charles E. Wair and wife, Mabel A. Wair, certain real property as described in said deed, being located in Davidson County, Tennessee; and,

WHEREAS, said deed is irregular because one of the GRANTEES is Claude E. Wair and not Charles E. Wair; and,

WHEREAS, the parties desire to correct the aforesaid deed.

NOW, THEREFORE, THIS DEED OF CORRECTION WITNESSETH:

That for in and the consideration of the sum of ONE DOLLAR ($1.00) paid by the GRANTEES to GRANTOR this day, cash in hand, the receipt of which is hereby acknowledged, the GRANTOR does hereby grant, sell, transfer and convey unto the GRANTEES the following described real estate, located in the County of Davidson, State of Tennessee, and more specifically described as follows:

> Land in the 10th Civil District of Davidson County, Tennessee, being Tract No. 4 on a survey by Ray G. Cole, Registered Land Surveyor, No. 924, dated November 25, 1987, as follows:
>
> BEGINNING at an iron pin set in the line of H. W. Newlin, the most northwest conrer of this tract, and being located along the line of said Newlin S. 42 deg. 15 min. 13 sec. E. 400.00 feet from an existing iron post, corner to said Newlin in the line of David Tiller; thence from said beginning point and with the line of

Tract 3 this survey, N. 47 deg. 42 min. 39 sec. E. 627.87 feet to an iron pin set, corner to said Tract 3; thence continuing with the line of said Tract 3, N. 74 deg. 39 min. 38 sec. E. 612.12 feet to an iron pin set in the westerly margin of Crocker Springs Road; thence, with the margin of said Road S. 24 deg. 14 min. 53 sec. E. 162.96 feet to a point in the margin of said Road; thence continuing with the margin of said Road with a curve to the right having a central angle of 21 deg. 11 min. 51 sec., a radius of 210.58 feet, and an arc length of 133.62 feet to an iron pin set in the margin of said Road, corner to Tract 5 this survey; thence leaving said Road and with the line of said Tract 5, S. 65 deg. 47 min. 48 sec. W. passing an iron pin at 318.46 feet, and in all a total of 1102.93 feet to an iron pin set in the line of said H.W. Newlin, corner to said Tract 5 this survey; thence with the line of said Newlin, N. 42 deg. 15 min. 13 sec. W. 200.00 feet to the beginning, containing 8.47 acres, more or less.

TO HAVE AND TO HOLD, the above described real estate together with all the improvements thereon, unto the said GRANTEES, their heirs and assigns, in fee simple, forever.

And the GRANTOR does covenant with said GRANTEES that he was duly seized and possessed of said property on the 12th day of July, 1988; that he had a perfect right to convey the same; that the same was free and clear of all encumbrances except for (1) 1988 taxes, (2) Restrictions of record in Book 7475, page 937, amended in Book 7582, page 713, Register's Office for said County, (3) Easement in favor of Harry Newlin of record in Book 7582, page 720, Register's Office for said County and (4) Agreement for Roadways and Easements which was recorded simultaneously with said deed and is now of record in Book 7604, page 194, said Register's Office, and the title to the said property which GRANTOR will forever warrant and defend against the claims and demands of all persons whomsoever.

WITNESS our hands on this the 15 day of NOVEMBER, 1988.

"GRANTOR"

Robert E. Newlin
ROBERT E. NEWLIN

"GRANTEES"

Claude E Wair
CLAUDE E. WAIR

Mabel A. Wair
MABEL A. WAIR

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared **ROBERT E. NEWLIN**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, under oath, acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office on this 15 day of NOVEMBER, 1988.

Patsy C. Davidson
NOTARY PUBLIC

My Commission Expires: 12/31/89

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared **CLAUDE E. WAIR AND WIFE, MABEL A. WAIR**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, under oath, acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office on this the 15 day of NOVEMBER, 1988.

Patsy C. Davidson
NOTARY PUBLIC

My Commission Expires: 12/31/89

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is not applicable, the transfer tax on this transaction having been paid with the recording of the original deed.

Claude E Wair
AFFIANT

Sworn to and subscribed before me on this the 15 day of NOVEMBER, 1988.

Patsy C. Davidson
NOTARY PUBLIC

My commission expires: 12/31/89