BOOK 7706 PAGE 243

CORRECTIVE WARRANTY DEED

This instrument was prepared by:
SCHULMAN, LeROY & BENNETT, P.C.
P. O. Box 2707
Nashville, Tennessee 37219

ADDRESS OF NEW OWNER(S):	SEND TAX BILLS TO:	MAP-PARCEL NO:
S & M Properties, a joint venture 1617 Hayes St Nashville, TN 37203	Same	Map 70-15 Parcel 41

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $0.00.

Affiant

Subscribed and sworn to before me this 16th day of November 1988.

Notary Public

My Commission Expires:
6-13-89

8778-1147 0101 03CHECK 12.00

for and in consideration of the sum of Ten Dollars ($10.00) cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledge, MID-STATE PLATING COMPANY, a Tennessee corporation, hereinafter referred to as Grantor, has bargained and sold, and by these presents do transfer and convey unto S & M PROPERTIES, a joint venture composed of Sam martz, Valda Martz and The Schatten Three, Ltd., a Tennessee limited partnership, hereinafter referred to as Grantee, their heirs, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF

This is improved property, known as_____

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging to the said S & M PROPERTIES, a joint venture, its heirs, successors and assigns forever, and it does covenant with the said S & M PROPERTIES, a joint venture that it is seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, except for taxes for the year 1985 and thereafter and easements as shown in Exhibit B attached hereto.

AND Mid-State Plating Company does further covenant and bind itself and its successors and representatives, to warrant and forever defend the title to the said land to the said S & M PROPERTIES, a joint venture, its heirs, successors and assigns, against the lawful claims of all persons whomsoever.

WITNESS my hand this 16th day of November, 1988.

MID-STATE PLATING COMPANY

By: Nova L. Butler
Nova L. Butler, President

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, Annie D Smith of the state and county aforesaid, personally appeared NOVA L. BUTLER, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be President of the MID-STATE PLATING COMPANY, the within named bargainor, a corporation, and that she as such President, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by herself as President.

Witness my hand and seal, at office in Nashville, Davidson County, Tennessee, this 16th day of November, 1988.

Annie D Smith
Notary Public

ANNIE D SMITH NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My Commission Expires: 5-13-89

EXHIBIT A

A tract of land located in the First Civil District of Davidson County, Tennessee and being Lot No. 2 on the plat of MetroCentre Condominium Homes of record in Book 5200, page 468, R.O.D.C. and more particularly described as follows:

Beginning at a new iron pin at the southwest corner of the hereindescribed tract and being the southeast corner of Lot No. 1 on said plat of MetroCentre Condominium Homes, said iron pin being North 73° 25' 13" West a distance of 199.32 feet from an old iron pin in the easterly margin of 14th Avenue North, and being the southwest corner of Lot No. 1, and running the following courses and distances:

1. With the westerly margin of Lot No. 2, North 12° 46' West a distance of 163.68 feet to a new iron pin at the northeast corner of Lot No. 1; thence,

2. South 77° 14' West a distance of 147.0 feet to a new iron pin; thence,

3. North 12° 46' West a distance of 40.46 feet to a new iron pin; thence,

4. South 74° 27' 34" West a distnace of 74.10 feet to a new iron pin at the northwest corner of Lot No. 1; thence,

5. With the westerly margin of Lot No. 2, North 12° 00' West a distance of 206.06 feet to an old iron pin at the northwest corner of Lot No. 2; thence,

6. With the northerly margin of Lot No. 2, North 81° 45' 19" East a distance of 578.85 feet to an old concrete monument; thence,

7. With the easterly margin of Lot No. 2, South 11° 54' 24" East a distance of 337.35 feet to an old concrete monument; thence,

8. With the southerly margin of Lot No. 2, South 73° 25' 13" West a distance of 354.47 feet to the point of begining, containing 178,064 square feet, more or less, and being in accordance with a boundary survey by Turner Engineering Company dated May 2, 1985, being their Job No. 13-85, W.O. 5886.

Being part of the same property conveyed to Mid-State Plating Company by deed from Lelan T. Butler and wife, Nova Lee Butler, of record in Book 3916, page 476, Register's Office for Davidson County, Tennessee.

The purpose and intent of this Corrective Warranty Deed is to add a certain 10 foot wide easement for private sanitary service to Exhibit B attached hereto, which easement was inadvertently omitted from Exhibit B of the original Warranty Deed of record in Book 6838, Page 97, Register's Office for Davidson County, Tennessee.

EXHIBIT B

EASEMENT

Beginning at a point in the northerly margin of Lot No. 2, said point being North 81° 45' 19" East a distance of 345.05 feet from an old iron pin at the northwest corner of Lot No. 2; thence,

1. North 8° 29' 30" West a distance of 146.46 feet to a point in the south right-of-way of Metrocenter Boulevard; thence,

2. With the south right-of-way of Metrocenter Boulevard, North 81° 30' 30" East a distance of 80.0 feet to a point in the south right-of-way of Metrocenter Boulevard; thence,

3. Leaving said Metrocenter Boulevard, South 8° 29' 30" East a distance of 146.80 feet to a point in the northerly margin of Lot No. 2; thence,

4. With the northerly margin of Lot No. 2, South 81° 45' 19' West a distance of 80.0 feet to the point of beginning, containing 11,731 square feet, more or less.

The above described Right-of-Way is the same one referred to in and Agreement for Dedication of Right-of-Way , of record in Book 6838, page 85, Register's Office for Davidson County, and more particularly described as follows:

Beginning at a point in the southerly boundary of the aforesaid property, said point being North 89° 22' 37" East, 345.05 feet from a point in the southern boundary of the aforesaid property; thence

North 1° 27' 02" West, a distance of 146.46 feet to a point in the south right-of-way of MetroCenter Boulevard (relocated U.S. 41-A); thence,

With the south right-of-way of MetroCenter Boulevard (relocated U.S. 41A), North 88° 32' 58" East, a distance of 80 feet to a point in the south right-of-way of Metro-Center Boulevard (relocated U.S. 41-A); thence,

Leaving said MetroCenter Boulevard (relocated U.S. 41-A), South 1° 27' 02" East, a distance of 146.80 feet to a point in the southerly margin of the aforesaid property; thence,

With the southerly margin of the aforesaid property, North 89° 22' 37" East, a distance of 80.0 feet to the point of beginning, containing 11,731 square feet, more or less.

Subject also to a certain 10 foot wide easement for private sanitary service for Lot 1, said easement being shown on the Plan of Record in Book 5200, Page 468, Register's Office for Davidson County, Tennessee.

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