This Instrument Prepared By:
JOHN B. STARK, ATTORNEY AT LAW
4207 Lebanon Road, Suite 200
Hermitage, Tennessee 37076

BOOK 7955 PAGE 504

ADDRESS NEW OWNER:	SEND TAX BILLS:	MAP-PARCEL
Bobby R. & Frances B. Denson 920 Swinging Bridge Rd. Old Hickory, TN 37138	Bobby R. & Frances Denson 920 Swinging Bridge Rd. Old Hickory, TN 37138	44-14 35

CORRECTED
WARRANTY DEED

Correcting Deed of record at Book 7819, page 911 R.O.D.C.,TN.

FOR AND IN CONSIDERATION of the sum of Ten and no/100 ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, Howard Franklin Edenfield, Executor of the estate of Dorris Franklin Cagle, Deceased, and Nancy C. Cagle, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Bobby R. Denson and wife, Frances B. Denson, an undivided one-half (1/2) interest owning such interest as tenants by the entireties and to Bobby Darrell Denson, an undivided one-half (1/2) interest, as a tenant-in-common with his parents, owning the other one-half (1/2) as tenants by the entireties, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 274 of block 1 on the map of Cumberland Terrace, Part 1 as of record in Book 1424, page 49, Register's Office for said County.

Said lot No. 274 fronts 75 feet on the easterly side of Martingale Drive and runs back 180.1 feet on the northerly line and 185.5 feet on the southerly line to the westerly margin of the Tennessee Central Railroad right-of-way, measuring 75 feet thereon.

Being the same property conveyed to Dorris Frankin Cagle and wife, Nancy C. Cagle, by deed from William L. Hinson and wife, Mildred G. Hinson, dated October 14, 1952, and filed for record in Deed Book 2103, page 4, Register's Office for Davidson County, Tennessee. The interest that Nancy C. Cagle was divested from her and invested in Dorris Franklin Cagle by Final Decree of Fourth Circuit Court recorded in Book 5064, Page 592 R.O.D.C.T. Dorris Franklin Cagle is deceased and by Order of the Davidson County Probate Court (A certified Copy * Subject to:

Easement for public utility purposes and 30-foot building setback line, as shown on plan in book 1424, page 49, Register's Office for Davidson County, Tennessee.

*** of which is recorded immediately prior to this corrected Warranty Deed) (File # 92021). The Grantor Howard Franklin Edenfield is authorized to sell the property to the Grantors herein.**

Restrictive covenants contained in an instrument executed by Cumberland Terrace Homes, Inc., date April 30, 1948, and recorded in book 1582, page 505, Register's Office for Davidson County, Tennessee.

Any discrepancies, conflicts, encroachments, or shortages in area and boundaries which a correct survey would show.

This is improved property known as 274 Martingale Drive, Old Hickory, Tennessee, 37138.

This conveyance is made subject to all restrictions and easements of record, or which a visual inspection of the property would reveal.

Nancy C. Cagle joins in this conveyance to transfer any right, title and interest she may have, in the above described property, to Grantees, Bobby R. Denson and wife, Frances B. Denson, an undivided one-half (1/2) interest owning such interest as tenants by the entireties and to Bobby Darrell Denson, an undivided one-half (1/2) interest, as a tenant-in-common with his parents, owning the other one-half (1/2) as tenants by the entireties.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Bobby R. Denson and wife, Frances B. Denson, an undivided one-half (1/2) interest owning such interest as tenants by the entireties and to Bobby Darrell Denson, an undivided one-half (1/2) interest, as a tenant-in-common with his parents, owning the other one-half (1/2) as tenants by the entireties, 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, have a good right to convey it, and the same is unencumbered unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Grantees, their heirs and assigns, against

the lawful claims of all persons whomsoever. Wherever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this the 14 day of Sept 1989, 1989.

Howard F. Edenfield Executor to the estate of

HOWARD FRANKLIN EDENFIELD, Executor to the Estate of Dorris Franklin Cagle

Nancy C. Cagle

NANCY CAGLE

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned Notary Public in and for said County and State, personally appeared Howard Franklin Edenfield, Executor of the estate of Dorris Frankin Cagle, Deceased, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Executor of the estate of Dorris Fraklin Cagle and that he as such Executor, executed the within Warranty Deed for the purposes therein contained, by signing the name of himself as such Executor

Witness my hand and official seal at Hermitage, Tennessee, this the 17 day of Sept, 1989.

NOTARY PUBLIC

My Commission Expires: 7/10/92

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within name Nancy C. Cagle, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within Warranty Deed for the purposes therein contained. Witness my hand and official seal at Hermitage, Tennessee, this the 19th day of Sept, 1989.

NOTARY PUBLIC

My Commission Expires: 7/10/92

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $25,000.00.

Howard Franklin Edenfield
AFFIANT

Subscribed and sworn to before me this 19 day of ~~Aug~~ Sept, 1989.

NOTARY PUBLIC

My Commission Expires: 2/18/90

This Corrected Warranty Deed is for the purpose of correcting the Deed of record at Book 7819, page 911 Register's Office for Davidson County, Tennessee, wherein the Grantor, Howard Franklin Edenfield inadvertently signed his name as Howard Franklin Cagle. Howard Franklin Edenfield is the correct name of the Grantor and said Howard Franklin Edenfield is the Executor of the Estate of Dorris Franklin Cagle and he signs this Corrected Deed in the capacity of said Executor.

7.2042

IDENTIFICATION REFERENCE

OCT 5 2 01 PM '89

DAVIDSON COUNTY, TN

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