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File #7

This instrument prepared by:
O'HARE, SHERRARD & ROE
424 Church Street, Suite 2000
Nashville, Tennessee 37219

FELIX Z. DAVIDSON, REGISTER
Oct 17 10 55 AM '89
IDENTIF. TREFERENCE
74486

DEED OF CORRECTION

Address New Owner and
Send Tax Bills to:
Marvin Runyon
149 Prospect Hill
Nashville, Tennessee 37205

Map-Parcel Nos.

144-09-0-014-00
144-09-0-015-00

WHEREAS, by warranty deed dated July 10, 1989, of record in Book 7891, page 618, Register's Office for Davidson County, Tennessee (the "Prior Deed"), John S. Beasley, II and wife, Allison T. Beasley did convey to Marvin Runyon, certain real property located in Davidson County, Tennessee; and

WHEREAS, the property conveyed by the Prior Deed was in correctly described in the Prior Deed ; and

WHEREAS, the parties desire to correct the description contained in the Prior Deed.

NOW, THEREFORE, for and in consideration of the premises and the sum of One ($1.00) Dollar, cash in hand paid, and other good and valuable considerations, the receipt of which are hereby acknowledged, the undersigned, John S. Beasley, II and wife, Allison T. Beasley, have bargained and sold, and by these presents do transfer and convey, unto the said Marvin Runyon, his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Being Lot Nos. 2 and 3 on the Plan of Chickering Woods as of record in Book 3842, page 105, Register's Office for Davidson County, Tennessee, as more particularly described by a survey of White Taylor Walker/G.M. dated May 22, 1989 and by that certain Resubdivision of Parcels 15 and 21 of record in Book 6900, page 941, Register's Office for Davidson County, Tennessee as follows:

BEGINNING at an iron pin in the south boundary of the subdivision at the corner of Lots 1 and 2; thence with the south boundary of Lots 2 and 3 South 84° 08' 57" East, 809.15 feet to an iron pin set in a 24" hollow tree, said iron pin being the southeast corner of Lot 3; thence with the east boundary of Lot 3 North 1° 34' 29" East, 110.44 feet to an iron pin; thence North 1° 27' 50" East, 255.90 feet to an iron pin, said iron pin being the northeast corner of Lot 3; thence with the north boundary of Lots 2 and 3 North 85° 05' 31" West, 704.01 feet to an iron pin in the line between Lots 1 and 2; thence with said line South 4° 48' 21" West, 304.62 feet to an iron fence post; thence North 82° 54' 30" West, 82.46 feet to an iron pin; thence South 6° 30' 57" West, 50.73 feet to the point of beginning, and containing 5.99 acres, more or less.

INCLUDED IN THE ABOVE DESCRIPTION BUT EXPRESSLY EXCLUDED THEREFROM IS THE FOLLOWING DESCRIBED PROPERTY:

Being a part of Lot No. 3 on the Plan of Chickering Woods as of record in Book 3842, page 105, Register's Office for Davidson County, Tennessee, as more particularly described by a survey of White Taylor Walker/G.M. dated May 22, 1989 and by that certain Resubdivision of Parcels 15 and 21 of record in Book 6900, page 941, Register's Office for Davidson County, Tennessee as follows:

BEGINNING at an iron pin in the northeast corner of Lot No. 3 on the Plan of Chickering Woods aforesaid, and proceeding thence with the north line of said lot North 85° 5' 31" West, 300.30 feet to a point; thence South 67° 30' 19" East, 321.15 feet to a point in the East Margin of Lot No. 3; thence with the East Margin of Lot No. 3 North 1° 27' 50" East, 97.21 feet to the Point of Beginning.

Together with all easement rights in the common driveway serving Lots 1, 2, and 3 in the above subdivision as shown on the Plan of Record in Book 3842, page 105, said Register's Office.

Being the same property conveyed to John S. Beasley, II and wife, Allison T. Beasley, by deed of record in Book 5596, page 571, Register's Office for Davidson County, Tennessee.

SUBJECT TO:

1. Real estate taxes for the current year which have been prorated between the parties.

2. Matters shown on the Plan of record in Book 3842, page 105, as amended in Book 6900, page 941, Register's Office for Davidson County, Tennessee.

3. Agreement relative to joint roadway maintenance as set out in the deeds of record in Book 4113, page 43 and Book 4113, page 47, said Register's Office.

4. Matters shown on the survey of White Taylor Walker/GM dated May 22, 1989.

This is unimproved property.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Marvin Runyon, his heirs and assigns, forever.

AND we do covenant with the said Marvin Runyon that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that the same is unencumbered except as above set out.

AND we, John S. Beasley, II and wife, Allison T. Beasley do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Marvin Runyon, his heirs and assigns against the lawful claims of all persons whomsoever.

THIS DEED IS MADE TO CORRECT a certain error in the description of the property conveyed by the Prior Deed, it having been the intention of the parties by such Prior Deed to convey the property herein described.

WITNESS our hands this 13 day of October, 1989.

John S. Beasley, II

Allison T. Beasley

LBL

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STATE OF Tennessee)
)
COUNTY OF Davidson)

Personally appeared before me, Katherine A. McGuginа Notary Public in and for said County and State, John S. Beasley, II and wife, Allison T. Beasley, the within-named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 13th day of October, 1989.

Katherine A McGugin
Notary Public

VANDERBILT UNIVERSITY
NASHVILLE, TENNESSEE

My Commission Expires:

My Commission Expires May 20, 1992

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