92773

IDENTIFICATION REFERENCE

DEC 29 1 28 PM '89

DAVIDSON COUNTY, TN

This Instrument Prepared By:

Jerry C. Shelton
The Tower, Suite 2704
611 Commerce Street
Nashville, TN 37203
(615) 255-0033

Mail

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DEED OF CORRECTION AND QUITCLAIM DEED

Address of Correct Owner As Follows:	Send Tax Bills To:	Map and Parcel Numbers
Tennessee Automotive Association, Inc. TAA Building 2521 White Avenue Nashville, TN 37204	Same	118-2-230

WHEREAS, certain property in Davidson County, Tennessee, was conveyed by Warranty Deed to McCahill-Hall Partners, a Tennessee General Partnership, from Tennessee Automotive Association, Inc., of record in Book 6954, page 987, Register's Office for said County; and said property was subsequently conveyed by Quitclaim Deed to Bernard M. Hall, d/b/a BMH Properties, a sole proprietorship, from McCahill-Hall Partners, of record in Book 7201, page 31, Register's Office for said County; and

WHEREAS, McCahill-Hall Partners has since dissolved, but Bernard M. Hall, a partner in that general partnership, has executed this Deed of Correction and Quitclaim Deed; and

WHEREAS, the intention of all parties to these conveyances was to convey only Lot No. 68, on the Plan of George I. Waddey's Subdivision of Westwood, of record in Book 332, page 99, Register's Office for said County; however, the deeds evidencing these conveyances erroneously also included Lot Nos. 75 and 76 of said Subdivision; and

WHEREAS, it is hereby acknowledged and declared that this error occurred by mutual mistake and that said Lot Nos. 75 and 76 were never intended to be bargained and sold as part of either of the above-stated conveyances; and that the parties desire to correct that error through this Deed of Correction and Quitclaim Deed;

WHEREAS, Lot No. 68 of said Subdivision was subsequently conveyed by Warranty Deed to Carpet Barn, Inc., from Bernard M. Hall d/b/a BMH Properties, of record in Book 7285, page 373; and

THEREFORE, above premises considered, the undersigned Bernard M. Hall, on behalf of himself and BMH Properties, and the undersigned authorized representative of Tennessee Automotive Association, Inc., by this instrument correct the description of the property conveyed by the deeds recorded at Book 6954, page 987; and Book 7201, page 31, Register's Office for Davidson County, Tennessee to be as follows:

> Land in Davidson County, Tennessee, being Lot No. 68, on the Plan of George I. Waddey's Subdivision of Westwood, as of record in Book 332, page 99, Register's Office for Davidson County, Tennessee.
>
> Said Lot No. 68 fronts 150 feet on the easterly side of Westwood Drive, formerly Seventh Avenue, South, extended, and runs back between parallel lines, 360 feet to the westerly margin of Sixth Avenue, South, extended, and includes the Old Craighead residence.
>
> Being further described as Map and Parcel 118-2-224. No other or additional property is conveyed.

AND THEREFORE, in furtherance of this correction and to the extent necessary to clarify the ownership of Lots No. 75 and 76, Bernard M. Hall d/b/a BMH Properties, for and in consideration of One Dollar ($1.00), cash in hand, the receipt of which is hereby acknowledged, does hereby quitclaim and convey to Tennessee Automotive Association, Inc., its successors and assigns, all the right, title, and interest in and to the following described property:

> Land in Davidson County, Tennessee, being Lot Nos. 75 and 76, on the Plan of George I. Waddey's Subdivision of Westwood, as of record in Book 332, page 99, Register's Office for Davidson County, Tennessee.
>
> Said Lot Nos. 75 and 76 front together 90 feet on the westerly side of Sixth Avenue, South, extended, and run back between parallel lines, 165 feet to an alley, the southly line of Lot No. 75 running back with the northerly line of a 10 foot alley.
>
> Being improved property further described as Map and Parcel 118-2-230.
>
> Being the portion of the property erroneously conveyed by Quitclaim Deed from McCahill-Hall Partners to Bernard M. Hall d/b/a BMH Properties, of record in Book 7201, page 31, Register's Office for said County;

IN WITNESS WHEREOF, the undersigned Bernard M. Hall on behalf of himself and BMH Properties, has executed this Deed of Correction and Quitclaim Deed; and the authorized representative of Tennessee Automotive Association, Inc., has executed this instrument in acknowledgement and consent hereto, this 29 day of December, 1989.

TENNESSEE AUTOMOTIVE ASSOCIATION, INC.

Bernard M. Hall

Bernard M. Hall, for himself and as sole proprietor of BMH Properties

By: Roberts V. Weaver Jr.
Roberts V. Weaver, Jr.
Executive Vice President

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public for the State and County aforesaid, Bernard M. Hall, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath acknowledged that he executed the foregoing instrument on behalf of himself and BMH Properties, of which he is sole proprietor, for the purposes herein contained.

WITNESS my hand, at office, this 11th day of December, 1989.

Kathi A. Williams
Notary Public

My Commission Expires: 3-11-90

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public for the State and County aforesaid, Roberts V. Weaver, Jr., with whom I am personally acquainted (or proved to me upon the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Executive Vice President of Tennessee Automotive Association, Inc., and authorized to execute this instrument for the purposes herein contained.

WITNESS my hand, at office, this 29th day of 1989, 1989.

Kitty A. Patton
Notary Public

My Commission Expires: My Commission Expires Nov. 27, 1993