THIS INSTRUMENT PREPARED BY:
Sandra Y. Taylor, Attorney
202 West Main Street
Murfreesboro, TN 37130

DEED OF CORRECTION

WHEREAS, by Quitclaim Deed dated the 18th day of August, 1989 and of record in the Register's Office of Davidson County, Tennessee, in Book 7918, Page 405, Landimer Real Estate Group, Inc., transferred and conveyed unto The Burton Group, a Tennessee partnership, a certain tract of land located in Davidson County, Tennessee, known as Lot 2 on the Resub of Resubdivision of Lot 1, Belle Forest Commercial Area; and

WHEREAS, by Deed of Correction of record in Book 7990, page 219 of the Register's Office of Davidson County, Tennessee, the Quitclaim Deed of record in Book 7918, page 405 was re-recorded to reflect that the grantee, The Burton Group was a Tennessee Sole Proprietorship instead of a Tennessee Partnership as originally stated in Quitclaim Deed of record in Book 7918, page 405 of said Register's Office; however, said Deed of Correction was not re-executed by the parties; and

WHEREAS, further, the derivation clause in said Quitclaim Deed incorrectly stated that the described property was the same property conveyed to Rodney I. Wise, Trustee by deed from Southern Hospitality Corporation of record in Book 6872, page 887, Register's Office of Davidson County, Tennessee when in fact the derivation clause should have stated that the described property was the same property conveyed to Landimer Real Estate Group, Inc., a Tennessee corporation by deed from Rodney I. Wise, Trustee of record in Book 7776, page 325, Register's Office of Davidson County, Tennessee.

WHEREAS, it is the desire of the parties to said Quitclaim Deed to correct the transfer of said property to accurately state the Grantee as Rick L. Burton, d/b/a The Burton Group, a Tennessee sole proprietorship and to have all necessary parties execute said Deed of Correction; and further to accurately state the correct derivation clause.

NOW THEREFORE, in consideration of the premises set out above, Landimer Real Estate Group, Inc., with full power to

transfer, alienate and convey without the consent and joinder of any Beneficiary (as Grantor), by these presents hereby quitclaims and conveys unto Rick L. Burton, d/b/a The Burton Group, a Tennessee sole proprietorship (as Grantee), its successors and assigns, the following described real estate in Davidson County, Tennessee, as more particularly referenced in Exhibit A attached hereto and made a part hereof as if copied verbatim herein.

Said property is conveyed subject to the "Permitted Encumbrances" as set forth on Exhibit B, attached hereto and made a part hereof.

WITNESS OUR HANDS, this 16th day of January, 1990.

LANDIMER REAL ESTATE GROUP, INC.

By: Rick L Burton, President
Rick L. Burton,
President/Owner

Rick L Burton
Rick L. Burton, d/b/a
The Burton Group

STATE OF TENNESSEE)
:
Rutherford COUNTY)

Before me, the undersigned, of the state and county aforesaid, personally appeared Rick L. Burton, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be President of Landimer Real Estate Group, Inc., a corporation, and that he as such President executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as President.

WITNESS MY HAND AND SEAL, at office in Murfreesboro, Tennessee, this 16 day of January, 1990.

Marsha S. Reeves
NOTARY PUBLIC

My Commission Expires: 7/18/93

MARSHA REEVES NOTARY PUBLIC RUTHERFORD CO. TENN.

STATE OF TENNESSEE)
:
Rutherford COUNTY)

On this 16 day of January, 1990, before me personally appeared RICK L. BURTON, individually and d/b/a The Burton Group, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same as his free act and deed.

WITNESS MY HAND AT OFFICE, at Murfreesboro, Tennessee.

Marsha S. Reeves
NOTARY PUBLIC

My Commission Expires: 7/18/93

MARSHA REEVES NOTARY PUBLIC RUTHERFORD CO. TENN.

AFFIDAVIT OF VALUE

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is NONE, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Rick L Baxter
AFFIANT

Sworn to and subscribed before me, on this 16 day of January, 1990.

Marsha S. Reeves
NOTARY PUBLIC

My Commission Expires: 4/18/93

REEVES · NOTARY PUBLIC · RUTHERFORD CO. TENN.

EXHIBIT A

(Real Property Description)

PARCEL "A"

Land in the Second Civil District of Metropolitan Nashville and Davidson County, Tennessee, being Lot 2 on the Resub of Resubdivision of Lot 1, Belle Forest Commercial Area of record in Plat Book 5190, Page 61, R.O.D.C., Tennessee and being more fully described as follows:

Beginning at an existing iron pin in the easterly right-of-way line of Old Hickory Boulevard, an 80-foot road, said iron pin being 695.68 feet northerly, as measured along said right-of-way line, from the northerly terminus of the northeasterly return of Old Hickory Boulevard with the Memphis-Bristol Highway (U.S. 70 S); thence,

1. In a northerly direction with the easterly right-of-way line of Old Hickory Boulevard and a 1392.63-foot radius curve to the right, 111.56 feet to an existing iron pin, said curve having a chord bearing and distance of N 23° 33' 18" E. 111.53 feet; thence,

2. Continuing, N 25° 51' 00" E. 54.50 feet to an existing iron pin in the southwesterly corner of Lot 1 of aforementioned Belle Forest Commercial Area; thence,

3. With the southerly line of said Lot 1, S 64° 09' 00" E. 258.56 feet to an existing iron pin in the westerly line of Cronus-ABC, Inc. of record in Deed Book 5244, Page 363, R.O.D.C., Tennessee; thence,

4. With said westerly line, S 31° 43' 00" W. 90.96 feet to an existing iron pin in the northerly corner of Lot 2, Belle Forest Shopping Center of record in Plat Book 4175, Page 124, R.O.D.C., Tennessee; thence,

5. With the northwesterly line of said Lot 2, S 64° 47' 00" W. 97.00 feet to an iron pin set in the northeasterly corner of Lot 2, Resubdivision Lot 1, Belle Forest Commercial Area of record in Plat Book 5060, Page 61, R.O.D.C., Tennessee; thence,

6. With the northerly line of said Lot 2, N 64° 09' 00" W, 183.85 feet to the point of beginning and containing 0.90 acres (39,317 sq. ft.), more or less.

Included in the above description but specifically excluded from this conveyance is the following described property:

Beginning at the point of intersection of the existing east margin of SR 251 and the south boundary of the Second Street Realty Company property; thence with said south boundary south 60 degrees, 46 minutes, 10 seconds east 14 feet more or less to a point in the proposed east margin; thence south 28 degrees, 33 minutes, 17 seconds west 121 feet

more or less which is 50.12 feet right of proposed centerline station 9+07.15; thence with a curve left having a radius of 1392.39 feet southwardly 46.91 feet to a point in the north boundary of the Ira M. Lane, Jr. property; thence with said boundary north 60 degrees, 46 minutes, 10 seconds west 15 feet more or less to a point on the existing southeast margin; thence 166 feet more or less in a northeasterly direction to the point of beginning containing 2449 square feet.

Being the same property conveyed to Landimer Real Estate Group, Inc., a Tennessee corporation by Deed from Rodney I. Wise, Trustee of record in Book 7776, Page 325, Register's Office of Davidson County, Tennessee.

EXHIBIT B

(PERMITTED ENCUMBERANCES)

1. Current taxes as affect the Property for the County of Davidson, with the Grantee to be responsible for all real property taxes for the year 1989 as well as for 1988, and with Grantor to be responsible for any unpaid taxes prior to 1988.

2. A Wraparound Deed of Trust from Rodney I. Wise, Trustee, to Robert E. Wood, Trustee for Southern Hospitality Corporation, and as now owned by Sovran Bank/Central South dated May 30, 1986, and filed May 30, 1986, of record in Book 6872, page 892, Register's Office for Davidson County, Tennessee, in the original principal amount of $470,000.00.

3. A UCC Financing Statement filed May 30, 1986, of record in Book 6872, page 915, Register's Office for Davidson County, in the original amount of $470,000.00.

4. Easements, Right of Ways, and Restrictive Covenants as appear of record in the Register's Office for Davidson County, Tennessee.

5. Under and subject to the Plan of record in Book 5190, page 61, Register's Office for Davidson County, Tennessee, showing an owner's certificate, a 25 foot access easement jointly with Lot 2, Parcel 201 of the Resubdivision of Lot 1, 12.5 feet on the subject property; a 10-foot easement for public utilities along the rear lines of said lot, and across the front portion of said lot, and a 10 foot right-of-way dedication across the front portion of said lot, as amended by instrument of record in Book 5582, page 432, said Register's Office, creating a common ingress and egress easement along the northerly line of Lot 2 and the southerly line of Lot 1. Said Plan also shows the following: "Subject to proposed right-of-way as per Major Street Plans for Metropolitan Nashville, Davidson County, as of record in Book 4175, page 73, Register's Office for Davidson County, Tennessee."

6. The survey and surveyor's report of Ragan-Smith-Murphy and Associates, Inc., dated January 23, 1986 and January 16, 1986, respectively, (Job No. 79-077), shows:

(a) Access easements along each side line of the subject property of which the access easement along the north boundary line is of record in Book 5582, page 434, Register's Office for Davidson County, Tennessee.

(b) The pavement is contiguous with pavement on each side of the property.

(c) Power, telephone and cable lines running along the west property line with a 10 foot utility easement.

(d) A 10 foot utility easement with power poles and lines at the rear (east) of the property.

(e) A manhole near the center of the property.

(f) A gas meter.

(g) A 12 inch block wall near the east property line which runs north to south and encroaches on the adjacent property on the north.

(h) A 4 foot concrete flume in the southeast corner encroaches onto the adjacent property.

(i) A note on the survey stating: "Utilities shown were taken from visible structures in the field and information supplied to us by phone conversations with these agencies. Verification of existence, location and depth should be made before any decision relative thereto is made. Availability of service should be confirmed with the appropriate utility company."

7. Under and subject to an encroachment on the egress and ingress easement of record in Plat Book 5190, page 61, by a neighboring structure along the southerly line of the subject property.

8. All visible easements lying on or across the property.

9. Applicable zoning ordinances and building regulations for the County of Davidson, and for Bellevue, Tennessee.

9705 6
IDENTIFICATION REFERENCE
JAN 18 9 58 AM '90
DAVIDSON COUNTY, TN
MAIL BACK