THIS INSTRUMENT PREPARED BY: Daniel Niznik, Attorney
Madison Title Company
P.O. Box 1368
Madison, Tennessee 37116

Mail

BOOK 8304 PAGE 432

DEED OF CORRECTION

ADDRESS NEW OWNER(S)	SEND TAX BILLS TO:	MAP-PARCEL NO.
James W. Hickman 203 Riverbend Court Longwood, Florida 32779	SAME AS NEW OWNER	Map 70-15 Pars. 41 & 42

THIS DEED OF CORRECTION, made and entered into on the day and date last written by and between S & M PROPERTIES, a Joint Venture composed of Valda Martz and The Schatten Three, Ltd, a Tennessee Limited Partnership and SAM MARTZ, hereinafter called the Grantors; and JAMES W. HICKMAN, hereinafter called the Grantee;

WHEREAS, on the 30th day of November, 1990, by deed recorded in the Register's Office for Davidson County, Tennessee, in Book 8249, page 746, S & M PROPERTIES, a Joint Venture composed of Valda Martz and The Schatten Three, Ltd, a Tennessee Limited Partnership and SAM MARTZ conveyed to JAMES W. HICKMAN certain real property as described in said deed, being located in Davidson County, Tennessee; and,

WHEREAS, said deed is irregular because the said property is improperly described; and,

NOW, THEREFORE, this deed of correction witnesseth:

That for and in the consideration of the sum of ONE DOLLAR ($1.00) paid by the Grantees to the Grantors, this day, cash in hand, the receipt of which is hereby acknowledged, the Grantors do hereby grant, sell, transfer and convey unto the Grantees the following described real estate, located in the County of Davidson, State of Tennessee, and more particularly described as follows, to-wit:

A tract of land located in the First Civil District of Davidson County, Tennessee, and being Lot No. 2 on the Plan of MetroCenter 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 MetroCenter Condominium Homes, said iron pin being North 73 deg. 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 deg. 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 deg. 14' West a distance of 147.0 feet to a new iron pin; thence,

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

4. North 74 deg. 27' 34" West a distance 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 deg. 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 deg. 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 deg. 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 deg. 25' 13" West a distance of 354.47 feet to the point of beginning, 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 the same property conveyed to S & M Properties, a Joint Venture composed of Valda Martz and The Schatten Three, Ltd., a Tennessee Limited Partnership, by deed from Mid-State Plating Company, a Tennessee Corporation, of record in Book 6838, page 97, and by Deed of Correction of record in Book 7706, page 243, Register's Office for Davidson County, Tennessee.

The purpose and intent of this Deed of Correction is to add a certain 10 foot wide easement for private sanitary service, which easement was inadvertently omitted from Exhibit A of the original Warranty Deed of record in Book 8249, page 746, Register's Office, Davidson County, Tennessee.

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 an 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 MetroCenter Boulevard (relocated U.S.41-A); thence,

Leaving said MetroCenter Boulevard (relocated U.S.41A), 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 easment 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.

TO HAVE AND TO HOLD, the above described real estate together with all the improvements thereon, unto the Grantees, their heirs and assigns, in fee simple forever.

And the Grantors covenant that they were duly seized and possessed of said property on the 30th day of November, 1990; that they had a perfect right to convey the same; that the same was free and clear of all encumbrances, except for taxes for the year and as appeared of record; and the title to the said property the Grantors will forever warrant and defend against the claims and demands of all persons whomsoever.

WITNESS our hands on the day and date acknowledged below.

S & M PROPERTIES, a Joint Venture,
Grantor

By: _____
VALDA MARTZ, Partner

THE SCHATTEN THREE, LTD., a Tenn. Limited Partnership, Partner

By: _____
Sidney Schatten, Trustee

By: _____
Maxie O. Patton, Trustee

_____
SAM MARTZ, Grantor

_____
JAMES W. HICKMAN, Grantee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, SAM MARTZ, with whom I am personally acquainted and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal this the 6th day of February, 1991.

_____
NOTARY PUBLIC

My Commission Expires: 1/25/92

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared VALDA MARTZ, with whom I am personally acquainted, and who, upon oath, acknowledged herself to be a partner of S & M PROPERTIES, a Joint Venture, and that she as such partner, executed the foregoing instrument for the purposes therein contained by signing the name of the partnership by herself as partner.

WITNESS my hand and official seal this the 6th day of February, 1991.

_____
NOTARY PUBLIC

My Commission Expires: 1/25/92

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared, SIDNEY SCHATTON and MAXIE O. PATTON, Trustees of The Schatten Three, Ltd., a Tenn. Limited Partnership, with whom I am personally acquainted, and who, upon oath, acknowledged themselves to be partners in S & M PROPERTIES, a Joint Venture, and that they as such partners, executed the foregoing instrument for the purposes therein contained by signing the name of the partnership by themselves as partners.

WITNESS my hand and official seal this the 13th day of February, 1991.

Joy Cox
NOTARY PUBLIC

My Commission Expires: 9-24-94

STATE OF FLORIDA)
COUNTY OF Seminole

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JAMES W. HICKMAN, with whom I am personally acquainted and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal this the 26 day of February, 1991.

Julie L Anderson
NOTARY PUBLIC

Notary Public, State of Florida
My Commission Expires Oct. 17, 1992
Bonded thru Troy Fain-Insurance Inc.

My Commission Expires:

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value whichever is greater, for this transfer is NONE.

Maxie Cathey
AFFIANT

Subscribed and sworn to before me, this the 4th day of March, 1991.

NOTARY PUBLIC

My Comission Expires: 12-15-91

97181

IDENTIF. REFERENCE

MAR 6 9 05 AM '91

DAVIDSON COUNTY TN.

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