mail

THIS INSTRUMENT PREPARED BY: Homer R. Ayers, Attorney-at-Law
112 Long Hollow Pike, Suite 201
Goodlettsville, Tennessee 37072

DEED OF CORRECTION

ADDRESS NEW OWNER(S)	PERSON/ENTITY RESPONSIBLE FOR PAYMENT OF TAXES:	MAP-PARCEL NO.
Ervin A. Stephens, et ux 732 Dickerson Pike Goodlettsville, TN 37072	Same as new owner	Map 25-12 Parcel 15 Field Book I.D. No. GO 00245

THIS DEED OF CORRECTION, made and entered into on the day and date last written by and between FRANCES O. M. WINTERS, by and through her Attorney-in-Fact, TONY B. WINTERS, (hereinafter called the GRANTOR); and ERVIN A. STEPHENS, and wife RUTH C. STEPHENS, (hereinafter called the GRANTEES);

WHEREAS, on the 28th day of August, 1991, by deed recorded in the Register's Office for Davidson County, Tennessee, in Book 8432, page 17, GRANTOR conveyed to the GRANTEES, certain real property as described in said deed, being located in Davidson County, Tennessee; and,

WHEREAS, said deed is irregular because it retains a life estate for G. C. Winters and wife, Frances O. M. Winters; and,

WHEREAS, the parties desire to correct the aforesaid deed, and to eliminate the following language from the said deed:

> "G. C. Winters and wife, Frances O. M. Winters, reserve for themselves, or the survivor of the two, a life estate in and to the entire premises hereinafter described, for and during the period of their natural lives."

NOW, THEREFORE, THIS DEED OF CORRECTION WITNESSETH:

That for in and the consideration of the sum of ONE DOLLAR ($1.00) paid by the GRANTEE to GRANTORS this day, cash in hand, the receipt of which is hereby acknowledged, the GRANTOR does 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 specifically described as follows:

> Land in Davidson County, Tennessee, being Lot No. 3 on the Plan of Clark Place, Block "A", of record in Book 1835, page 78, Register's Office for said County, as follows:
>
> Beginning at a point in the east margin of Dickerson Pike at the corner of Lots No. 3 and 4, thence with the line between said lots, easterly 173.4 feet to a point, thence southeasterly 104.4 feet to a point in the north margin of Cima Drive, thence with the margin of the same, southwesterly around a curve 80.52 feet to a point, continuing with the margin of the same, westerly 115 feet to the beginning of a curve, thence around said curve, northwesterly 39.27 feet to the east margin of Dickerson Pike; thence with the margin of the same northerly 85 feet to the point of

beginning.

RESTRICTIONS: Restrictions and easement of record in Book 2014, page 185 and Book 1835, page 78, applies to the above described property.

Being the same property conveyed to Frances O. M. Winters by deed from Tony Brooks Winters joined by his wife Kaye J. Winters and James Matthews Winters joined by his wife, Josephine T. Winters of record in Book 8425, page 13, Register's Office for Davidson County, Tennessee.

TONY BROOKS WINTERS and TONY B. WINTERS, being one in the same person.

The foregoing described was prepared from a survey dated August 28th, 1991, by John Kohl & Company, Registered Land Surveyor, No. 100.

The current mailing address for said property is: 732 Dickerson Pike, Goodlettsville, Tennessee, 37072.

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

And I, the GRANTOR, do covenant with the said GRANTEES, that I am lawfully seized and possessed of said land in fee simple, have a good right to convey it and warrant that the same is unencumbered, except as follows:

1. Taxes for the year 1991, which are a lien but not yet due and payable, which have been prorated between the parties and which will be paid in full by the GRANTEES when due.

2. Subject to restrictive covenants contained in instrument of record in Book 2014, page 185, said Register's Office.

3. Subject to any and all matters as they may appear on the Plan of record in Book 1835, page 78, said Register's Office.

And I, the GRANTOR, do further covenant and bind myself, my 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.

TONY BROOKS WINTERS executes this deed on behalf of FRANCES O. M. WINTERS, under a Durable of Attorney dated June 1st, 1990, and filed for record in Book 8425, page 9, in the Register's Office for Davidson County, Tennessee.

WITNESS our hands on this the 10th day of September, 1991.

"GRANTOR"

Frances O. M. Winters by Tony B Winters Atty-In-Fact

FRANCES O. M. WINTERS, by
Tony B. Winters, her Attorney-in-Fact

"GRANTEES"

Ervin A. Stephens

ERVIN A. STEPHENS

Ruth C. Stephens

RUTH C. STEPHENS

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this the 10th day of September, 1991, before me, personally appeared TONY B. WINTERS, to me known to be the person who executed the foregoing instrument on behalf of FRANCES O. M. WINTERS, and acknowledged that he executed the same as the free act and deed of the said FRANCES O. M. WINTERS.

WITNESS my hand, at office, this the 10th day of September, 1991.

Kathy Burnett White
NOTARY PUBLIC

MY COMMISSION EXPIRES: 12/29/93

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STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared ERVIN A. STEPHENS and wife, RUTH C. STEPHENS, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, under oath, acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office on this 10th day of September 1991.

Kathy Burnett White
NOTARY PUBLIC

My Commission Expires: 12/29/93

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is not applicable, the transfer tax on this transaction having been paid with the recording of the original deed of record in Book 8432, page 17, Register's Office for Davidson County, Tennessee.

Ervin A. Stephens
AFFIANT

Sworn to and subscribed before me on this the 10th day of September, 1991.

Kathy Burnett White
NOTARY PUBLIC

My commission expires: 12/29/93

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IDENTIFICATION

SEP 11 10 32 AM '91