DEED OF CORRECTION

BOOK 8761 PAGE 304

FROM: **PHILLIPS BUILDERS, INC.**
Grantor

TO: **EDWARD RANDALL PHILLIPS, II et ux MICHELLE L. PHILLIPS**
Grantee

This instrument prepared by:
TAYLOR, PHILBIN, PIGUE,
MARCHETTI & LONG
One Union Street
Nashville, Tennessee 37201

NAME AND ADDRESS OF NEW OWNER	NAME AND ADDRESS OF PERSONS OR OF ENTITY RESPONSIBLE FOR PAYMENT OF PROPERTY TAXES	MAP - PARCEL NUMBER(S)
Edward Randall Phillips, II et ux Michelle L. Phillips 319 Witham Court Goodlettsville, TN 37072	SAME	**MAP #26-3 PARCEL #12 GO-21030**

This Deed of Correction is made on this 19th day of **October**, 1992, by and between **PHILLIPS BUILDERS, INC.**, hereinafter referred to as "Grantor" and **EDWARD RANDALL PHILLIPS, II et ux MICHELLE L. PHILLIPS**, hereinafter referred to as "Grantees".

RECITALS

This Deed of Correction has been prepared for the purpose of amending a prior Warranty Deed naming **PHILLIPS BUILDERS, INC.**, as Grantor, and **EDWARD RANDALL PHILLIPS, II**, Grantee, said deed having been recorded in Book **8598**, Page **66**, Register's Office for Davidson County, Tennessee.

The first amendment is to add **MICHELLE L. PHILLIPS, wife of EDWARD RANDALL PHILLIPS, II** as an additional grantee. At the time the original deed was recorded, the Grantees named herein were not married. It is their intent to create a tenancy by the entireties.

The second amendment is to correct an inadvertent error in the description contained in the original Warranty Deed. That deed referred to Lot 324 when in fact it should have referred to Lot 314. Also this deed of correction includes as part of the description of the property being conveyed an additional five (5) feet along the westerly line of Lot 314, Windsor Green Phase II Section III as shown on the Amended Plat of the property recorded in Book 8650, Page 41-42 said Register's Office. The Amendment to the Plat increasing the size of Lot 314 was not of record at the time the original Warranty Deed was recorded.

NOW, THEREFORE, in consideration of the premises, the Grantor, **PHILLIPS BUILDERS, INC.**, does hereby bargain, sell and convey unto the Grantees, **EDWARD RANDALL PHILLIPS, II et ux, MICHELLE L. PHILLIPS, their successors and assigns**, certain real property situated in Davidson County, Tennessee, more particularly described as follows:

LAND in Davidson County, Tennessee, being Lot No. 314 on the Plan of Windsor Green, Phase II, Section III, of record in Book 6900, Page 845, as amended in Book 8329, Page 290, which plat was superseded by the revised Plat of Lots 314 and 315, of record in Book 8650, Pages 41 and 42, said Register's Office.

SAID Lot No. 314 fronts 44.14 feet on the northerly margin of Witham Court and extends back 105.00 feet on the westerly line and 105.46 feet on the easterly line to a broken line in the rear measuring 108.03 feet thereon.

BEING part of the same property conveyed to Randall Phillips Builders, Inc. by deed of record in Book 6100, Page 617 which deed was corrected and rerecorded in Book 6201, Page 391 and in Book 6297, Page 207, Register's Office for Davidson County, Tennessee. Thereafter, Randall Phillips Builders, Inc. changed its name to Phillips Builders, Inc. by instrument of record in Book 7298, page 203, said Register's Office.

THIS is also part of the same property conveyed to Edward Randall Phillips, II by deed from Phillips Builders, Inc. of record in Book 8598, Page 66, Register's Office for Davidson County, Tennessee, which deed is being corrected and amended by this deed of correction.

This is improved property known as **319 Witham Court, Goodlettsville, TN 37072.**

This conveyance is made subject to all matters affecting this property that may be shown on any applicable recorded Plan, all existing restrictions, setback lines and easements.

TO HAVE AND TO HOLD said tract or parcel of land with the appurtenances, hereditaments, estate, title, and interest thereto belonging to Grantees, their, successors and assigns, forever. Grantor covenants that, subject to the matters set forth above, it is lawfully seized and possessed of said land in fee simple, and has a good right to convey it, and that same is unencumbered.

Grantor further covenants and binds itself and its successors and assigns, to warrant and forever defend the title to said land to Grantees, their successors and assigns, against the lawful claims of all persons whomsoever.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF the Grantors have executed this Deed on this 19th day of **October**, 1992.

PHILLIPS BUILDERS, INC.

By: Ruth Malatak, Asst VP
Ruth Malatak, Asst. Vice-President

STATE OF DAVIDSON}

COUNTY OF TENNESSEE}

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared **RUTH MALATAK**, with whom I am personally acquainted, and who, upon her oath, acknowledged herself to be **ASST. VICE-PRESIDENT** of **PHILLIPS BUILDERS, INC.** the within named bargainor, a corporation, and that she as such **ASST. VICE-PRESIDENT**, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said **RUTH MALATAK** as such **ASST. VICE-PRESIDENT.**

Witness my hand and official seal at **Nashville, Tennessee,**

on this the 19th day of **October**, 1992.

Jill B. Frey
Notary Public

My Commission Expires: 11-21-92

5 6 2 3 1.

IDENTIFICATION REFERENCE

OCT 19 2 28 PM '92

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

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