BOOK 8875 PAGE 961

PICK-UP

96200

IDENTIFICATION REFERENCE

MAR 1 11 30 AM '93

DAVIDSON COUNTY, TN

THIS INSTRUMENT PREPARED BY:
John M. Cannon
CANNON, CANNON, DEAS & KLEIN
116 North Main Street
Goodlettsville, TN 37070-0749
(615) 859-6160

DEED OF CORRECTION
WARRANTY DEED

Address of New Owner(s):	Send Tax Bills to:	Map/Parcel No.
Prentice Mayes, et ux.	Same	17
5703 Lickton Pike		146.00
Goodlettsville, TN 37072		

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, I, LUCILLE CUFFMAN, a widow, hereinafter called the GRANTOR, has bargained and sold and by these presents does transfer and convey unto PRENTICE MAYES and wife, JOYCE MAYES, hereinafter called the GRANTEE, his heirs and assigns, a certain tract or parcel of land in the 10th Civil District of Davidson County, State of Tennessee, described as follows to-wit:

Being a tract of land in the 10th Civil District of Davidson County, Tennessee, and being a portion of that property conveyed to I. B. Cuffman, Jr., and wife, in Deed Book 5153, page 205, Register's Office for Davidson County, Tennessee, more accurately described according to a survey by Tommy E. Walker, R.L.S., TN. Lic. No. 1465 as follows:

Beginning at a set iron pin in the easterly margin of Lickton Pike, said pin being the southwest corner of herein described tract and the most northwest corner of Roy D. Ayers, et ux (DB 115, page 235, RODCT); thence with the said margin N. 35 degrees 11 minutes 56 seconds E. 103.23' to a 10" Walnut tree on said margin; thence leaving said margin S. 59 degrees 00 minutes 37 seconds E. 362.68' to a fence corner post; thence S. 74 degrees 18 minutes 48 seconds E. 443.30' to an iron fence post; thence N. 88 degrees 55 minutes 21 seconds E. 439.35' to a set iron pin; thence N. 13 degrees 29 minutes 15 seconds E. 296.22' to a set iron pin in an existing fence line; thence with said fence S. 83 degrees 31 minutes 13 seconds E. 823.79' to a 36" Beech tree corner; southeast corner of Cecil L. Hitt (DB 5100, page 923 RODCT); thence S. 35 degrees 42 minutes 21 seconds W. 351.54' to a 10" Poplar tree; thence S. 35 degrees 05 minutes 34 seconds W. 332.11' to a dead 12" Box Elder tree, southwest corner of Robert Overton (DB 6524, page 152 RODCT); thence N. 55 degrees 39 minutes 06 seconds W. 284.09' to a 20" Box Elder tree; thence S. 73 degrees 23 minutes 49 seconds W. 124.70' to a marked 14" Poplar tree; thence N. 71 degrees 34 minutes 46 seconds W. 115.22' to a set iron pin in an existing fence line; thence N. 76 degrees 42 minutes 17 seconds W. 227.87' to a 10" Walnut tree; thence N. 80 degrees 37 minutes 11 seconds W. 255.14' to a marked 24" Box Elder

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tree; thence S. 72 degrees 43 minutes 08 seconds W. 43.03 to a 4" Hickory tree in said fence; thence N. 69 degrees 54 minutes 09 seconds W. 45.19' to a 8" Elm tree; thence N. 57 degrees 22 minutes 44 seconds W. 58.05' to a 8" Cedar tree; thence N. 70 degrees 10 minutes 02 seconds W. 465.44' to an existing iron pin; thence N. 67 degrees 52 minutes 07 seconds W. 135.65' to an existing iron pin; thence N. 48 degrees 27 minutes 06 seconds W. 43.42' to an existing iron pin; thence N. 47 degrees 22 minutes 21 seconds W. 84.96' to the point of beginning containing 11.89 acres more or less.

Being a part of the same property conveyed to I. B. Cuffman and wife, Lucille Cuffman, as of record in Book 5153, page 205 and Book 3873, page 295, Register's Office for Davidson County, Tennessee.

The said I. B. Cuffman is now deceased.

Further, the grantees herein are granted an easement for ingress and egress over the current gravel driveway located on the property of the grantor, said ingress and egress to be from Lickton Pike through the property of the grantor to allow the grantees sufficient and adequate passageway to their property, said easement shall be for the use of the grantees only, and shall not be for the commercial or other inappropriate use on this property, said easement shall be perpetual and shall run with the land.

This deed is a deed of correction for an instrument of record in Book 7997, page 222, Register's Office for Davidson County, Tennessee to correct property description.

The property described herein is subject to any and all restrictions and easements of record.

This is unimproved property known as: Lickton Pike, Goodlettsville, Davidson County, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, his heirs and assigns, forever; and we do covenant with the said GRANTEE, that we are lawfully seized and possessed of said land in Fee Simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and assigns, to warrant and forever defend the title to the said land against the lawful claims of all persons whomsoever. Wherever used, the singular shall include the plural and the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY HAND this 1 day of March, 1993.

Lucille Cuffman
LUCILLE CUFFMAN

STATE OF TENNESSEE)
)
COUNTY OF Davidson)

Personally appeared before me, LUCILLE CUFFMAN, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand, and official seal at Goodlettsville, Tennessee on this the 1st day of March, 1993.

Lisa McClure
NOTARY PUBLIC

My Commission Expires: 1-25-97

LISA CCL NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

STATE OF TENNESSEE)

COUNTY OF Davidson)

The actual consideration or value whichever is greater, for this transfer is $ -0- (Deed of Correction).

Subscribed and sworn to before me, this the 1st day of March, 1993.

Scott Ferguson
Affiant

Lisa McClure
NOTARY PUBLIC

My Commission Expires: 1-25-97

LISA CCL NOTARY PUBLIC AT LARGE STATE OF TENNESSEE