44116

IDENTIFICATION REFERENCE

This Instrument Prepared By:
JOHN AARON HOLT, ESQ.
JACOBS, HOLT & MASTEN
311 White Bridge Road
Nashville, Tennessee 37209
(615) 353-0930

Recording Taxes Previously Paid:
Real Estate 49.50
Mortgage
Clerk's Fee 7.00

C O R R E C T I O N D E E D

WHEREAS, a Warranty Deed by and between WALTER H. ESTES and Wife, SARAH JOYCE ESTES as Grantors, and ERNIE C. MIDGETT and Wife, RICKI G. MIDGETT, as Grantees, dated October 23, 1989, was recorded at Book 7975, Page 911, Register's Office for Davidson County, Tennessee; and

WHEREAS, said Deed had an inadvertent error or mistake, to wit: the Notary juret as to Grantors' signatures erroneously reflects Grantees' names as opposed to Grantors' names.

NOW, THEREFORE, said prior Deed is substituted, superseded and rerecorded to correct said error as follows:

Address New Owner:	Send Tax Bills To:	Map-Parcel #
ERNIE C. MIDGETT, ET UX.	SAME	91-2
103 Shirley Drive		61
Hendersonville, TN 37075		

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, We, WALTER H. ESTES and Wife, SARAH JOYCE ESTES, have bargained and sold, and by these presents do transfer and convey unto the said ERNIE C. MIDGETT and Wife, RICKI G.MIDGETT, the GRANTEES herein, their heirs and assigns a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being the westerly part of Lot No. 4 of Block 11 on the Map of Cherokee Park Subdivision, as of record in Book 161 at page 75, Register's Office for Davidson County, Tennessee, ore particularly described as follows:

Beginning on the southerly margin of Pennsylvania Avenue at the northwest corner of the property conveyed to J. J. Sanders and Wife, by deed from J. B. Kohl and Wife, of record in Book 782, Page 206, said Register's Office; thence with Sanders' westerly line southwardly 150 feet to the northerly margin of an alley, thence with said alley, westwardly 33 feet 8 inches more or less, to the southeast corner of this property conveyed to Jessie B. Russell and Wife, by deed from Amanda C. Manners, of record in Book 946, Page 90, said Register's Office; thence with Russell's easterly line northwardly 150 feet to the southerly margin of Pennsylvania Avenue; thence with said Avenue eastwardly 33 feet 8 inches more or less, to the beginning.

This conveyance is subject to easements and restrictive covenants of record.

This is improved property known as 6201 ½ Pennsylvania Avenue, Nashville, Tennessee 37209.

Said property is conveyed subject to such limitations, restrictions, and encumbrances as may affect the premises.

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 we do covenant with the said GRANTEES 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 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.

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.

WITNESS our hands this 22 day of July, 1993.

Walter Estes
WALTER H. ESTES

Sarah Joyce Estes
SARAH JOYCE ESTES

7286 07/23 0101 03CHECK 8.00

STATE OF TENNESSEE]
COUNTY OF DAVIDSON]

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named WALTER H. ESTES and Wife, SARAH JOYCE ESTES, the Bargainors, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 22nd day of July, 1993.

NOTARY PUBLIC

My commission expires: 3/25/95

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer or value of property (whichever is greater) is $ 15,000.00. This is equal to or greater than the property would bring at a fair and voluntary sale.

Walter H. Estes
WALTER H. ESTES

Sworn to and subscribed before me this 22nd day of July, 1993.

NOTARY PUBLIC

My commission expires: 3/25/95