This Instrument Prepared By:
DAVID R. KENNEDY, ATTORNEY
4321 Lebanon Road, Suite 200
Hermitage, Tennessee 37076

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ADDRESS NEW OWNER:
JEFFREY N. BALDWIN
4941 Scotts Creek Parkway
Hermitage, TN 37076

SEND TAX BILLS:
SAME

MAP-PARCEL:
96-10
207

DEED OF CORRECTION

THIS DEED OF CORRECTION, made and entered into on this 12th day of August, 1993, by and between Vera Ann Baldwin, individually and as Executrix of the Estate of John M. Baldwin, hereinafter referred to as the Grantor; and Jeffrey N. Baldwin, hereinafter referred to as the Grantee;

WHEREAS, on the 9th day of July, 1992 by Quitclaim Deed recorded in the Register's Office for Davidson County, Tennessee, in Deed Book 8676, Page 213, the above-named Grantor conveyed to the above-named Grantee, certain property as described in said Deed, being a tract or parcel of land located in Davidson County, Tennessee; and

WHEREAS, said Deed is irregular because it reflects that said real property was conveyed unto Vera Ann Baldwin, her heirs and assigns, and does not reflect that said real property was intended to be conveyed to Jeffery N. Baldwin, his heir and assigns.

WHEREAS, the parties desire to correct the aforesaid Deed;

NOW, THEREFORE, this Deed of Correction witnesseth;

That for and in consideration of the sum of Ten & No/100 ($10.00) Dollars paid by the Grantee to the Grantor this day cash in hand, receipt of which is hereby acknowledged, Vera Ann Baldwin, individually and as Executrix of the Estate of John M. Baldwin, Grantor, does hereby grant, sell, transfer and convey unto the above-named Grantee, the following described real estate located in Davidson County, Tennessee, and described as follows:

> Land in Davidson County, Tennessee, being Lot No. 375, on the Plan of Cloverhill, Section VII as of record in Book 2133, page 92, Register's Office for said County.
>
> Said Lot No. 375 fronts 69.4 feet on the north side of Dunmore Drive and runs back 158.2 feet on the east line and 172.9 feet on the west line to a dead line measuring 89.8 feet thereon.
>
> Being the same property conveyed to John M. Baldwin and wife, Avon D. Baldwin by Deed dated July 8, 1960 from S.K. Grayson and wife Frances E. Grayson and of record in Book 3099, Page 593, R.O.D.C.T. The same John M. Baldwin having become the sole owner of the property pursuant to a Final Decree of Divorce entered on May 21, 1971 and of record in Minute Book 706, Page 1070 of the Circuit Court Clerk for Davidson County, Tennessee (reference being made to Case No. 60640, Avon Delois Jones Baldwin v. John Marlin Baldwin, Sr.). The same

John Marlin Baldwin, Sr. having died on October 5, 1991. This property having been thereafter conveyed in accordance with and pursuant to the Last Will and Testament of John M. Baldwin, Sr., of record in Will Book 177, Page 36 of the Probate Court for Davidson County, Tennessee, by Quitclaim Deed from Vera Ann Baldwin, individually and as Executrix of the Estate of John Marlin Baldwin, Sr., to Vera Ann Baldwin in error of record in Book 8676, Page 213 R.O.D.C.T.

This is improved property known as 2912 Dunmore Drive, Nashville, Tennessee 37214.

Witness the signatures of Grantor and Grantee this the 12th day of August, 1993.

Vera Ann Baldwin
VERA ANN BALDWIN (Grantor)

9348 08/13 0101 03CHECK 8.00

Jeffrey N. Baldwin
JEFFREY N. BALDWIN (Grantee)

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STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned Notary Public of the State and County aforesaid, personally appeared VERA ANN BALDWIN, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, executed the within Deed of Correction for the purposes therein contained.

Witness my hand and official seal at Hermitage, Tennessee, this the 12th day of August, 1993.

Lisa M. Ledbetter
NOTARY PUBLIC

My Commission Expires: 5-25-96

STATE OF TENNESSEE)
COUNTY OF Davidson)

Before me, the undersigned Notary Public in and for said County and State, personally appeared JEFFREY N. BALDWIN the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes contained therein.

Witness my hand this 12th day of August, 1993.

Lisa M. Ledbetter
NOTARY PUBLIC

My Commission Expires: 5-25-96

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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

Jeffrey N. Baldwin
AFFIANT

Subscribed and sworn to before me this 12th day of August, 1993.

Lisa M. Ledbetter
NOTARY PUBLIC

My Commission Expires: 5-25-96

51680
IDENTIF. ↑ REFERENCE

93 AUG 13 AM 8:45
FELIX A. [illegible] REGISTER
DAVIDSON COUNTY, TN.

PICK-UP