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IDENTIF. & REFERENCE

mail

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

93 OCT -6 AM 10: 11

FELIX A. ... REGISTER
DAVIDSON COUNTY, TN.

DEED OF CORRECTION

BOOK 9106 PAGE 413

ADDRESS NEW OWNER(S)	PERSON/ENTITY RESPONSIBLE FOR PAYMENT OF TAXES:	MAP-PARCEL NO.
Robert E. Ellis, et ux 1409 Oakland Acres Drive Madison, TN 37115	Same	Map 23 Parcel 114 Field Bk. 10D 12080

THIS DEED OF CORRECTION, made and entered into on the day and date last acknowledged below, by and between DOROTHY M. HAVERLY, unmarried, (hereinafter called the GRANTOR); and ROBERT E. ELLIS and wife, EVELYN S. ELLIS, (hereinafter called the GRANTEES);

WITNESSETH: 8686 10/06 0101 03CHECK 12.00

WHEREAS, on the 15th day of June, 1993, by deed recorded in the Register's Office for Davidson County, Tennessee, in Book 8985, page 778, the GRANTOR, DOROTHY M. HAVERLY, unmarried, conveyed to the GRANTEES, ROBERT E. ELLIS and wife, EVELYN S. ELLIS, certain real property as described in said deed, being located in Davidson County, Tennessee; and,

WHEREAS, said deed is irregular because the real property, as described therein, was improperly described; and,

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 ONE DOLLAR ($1.00) paid by the GRANTEES to GRANTOR this day, cash in hand, the receipt of which is hereby acknowledged, the GRANTOR, DOROTHY M. HAVERLY, does hereby grant, sell, transfer and convey unto the GRANTEES, ROBERT E. ELLIS and wife, EVELYN S. ELLIS, the following described real estate, located in the County of Davidson, State of Tennessee, and more specifically and particularly described as follows:

A certain tract or parcel of land in the Tenth Civil District of Davidson County, Tennessee, described as follows:

BEGINNING at an iron pin in the northerly margin of Lickton Pike, a corner to the property of Robert W. Means; thence, leaving said margin of Lickton Pike, with the line of Means, and continuing with the lines of Charles Ray Owens and Charles Raymond Hall, North 34 deg. 58' 45" West 1149.27 feet to an iron pin in the line of the property of M. E. Link; thence, with the line of Link, North 18 deg. 48' 52" East 196.02 feet to an iron pin; thence, North 78 deg. 13' 01" East 95.00 feet to an iron pin, a corner to the property conveyed to William A. Stapp, et ux, of record in Deed Book 4922, page 383, Register's Office for Davidson County, Tennessee; thence, with the line of Stapp, South 36 deg. 33' 50" East 685.04 feet to an iron pin; thence, South 16 deg. 06' 02" West 53.59 feet to an iron pin; thence, with the rear line of Lot 2 on the Plan of the Dorothy M. Haverly Property, of record in Book 6200, page 897, Register's Office for Davidson County, Tennessee, South 17 deg. 14' 09" West

218.57 feet to an iron pin; thence, continuing with the line of said Lot 2 on the Plan of the Dorothy M. Haverly Property, South 34 deg. 58' 45" East 375.67 feet to a concrete monument in the northerly margin of Lickton Pike; thence, with said margin of said Pike, South 55 deg. 28' 57" West 50.00 feet to the point of beginning and containing 5.07 acres, more or less.

BEING a part of the same property conveyed to Dorothy M. Haverly and husband, R. D. Haverly, Jr., by deed from Richard L. McGaugh, of record in Book 4771, page 384, Register's Office for Davidson County, Tennessee; and, the said R. D. Haverly, Jr. having since died, the property is now vested in Dorothy M. Haverly in fee simple.

The legal description, as hereinabove set forth, was obtained from a survey dated May 4, 1993, by Ray G. Cole, Registered Land Surveyor #924.

This is improved property on Lickton Pike, Goodlettsville, Tennessee 37072.

EASEMENTS: This conveyance is made subject to the following easements:

1. An easement for a subsurface sewage disposal system located on Tract #2 on the Plan of the Dorothy M. Haverly Property of record in Book 6200, page 897, Register's Office for Davidson County, Tennessee, to serve the real property hereinabove described, said easement being more particularly and specifically described as follows:

   LAND in Davidson County, Tennessee, and described according to a survey by Ray G. Cole, Registered Land Surveyor #924, dated March 11, 1993, as follows:

   BEGINNING at an iron pin, the most southwest corner of this easement, and being the most southwest corner of Lot 2, Dorothy M. Haverly Property, of record in Plat Book 6200, page 897, Register's Office for Davidson County, Tennessee; thence, with the westerly line of said Lot 2, North 17 deg. 14' 09" East 139.18 feet to a point in said line; thence, South 34 deg. 58' 45" East 120.95 feet to a point; thence, South 55 deg. 01' 15" West 110.00 feet to a point in the line of said Lot 2; thence, North 34 deg. 58' 45" West 35.67 feet to the beginning, containing 0.20 acre, more or less.

2. Subject to a 5.0 foot right-of-way easement for Lickton Pike.

RESTRICTIVE COVENANTS: The following restrictive covenants shall be covenants running with the land and may be enforced by the GRANTOR, or her respective heirs or personal representatives, or by any adjoining property owner for a period of twenty-five (25) years from June 15, 1993:

1. No single or double wide mobile home or modular home shall be permitted on the property described hereinabove, either temporarily or permanently.

2. Any home that may be constructed on the property described hereinabove must contain a minimum of 1,500 square feet of improved living area on the main floor, excluding garages, carports and breezeways.

3. Foundations are to be faced with brick or stone.

4. Any detached garages, carports, utility buildings or barns must be stained or painted to coordinate with home.

5. No unfinished basement homes permitted, either temporarily or permanently.

6. No swine, poultry, junk cars, trucks, motorcycles, etc. permitted.

TO HAVE AND TO HOLD, the above described real estate together with all of the appurtenances thereto, unto the said GRANTEES, their heirs and assigns, in fee simple, forever.

And the GRANTOR does covenant with said GRANTEES that she was duly seized and possessed of said property on the 15th day of June, 1993; that she had a perfect right to convey the same; that the same was free and clear of all encumbrances except for (1) 1993 State and County

taxes, which were a lien but not yet due and payable, which have been prorated between the parties and placed in escrow by the escrow closing attorney and which will be paid in full by the escrow closing attorney when due, and the title to the said property, the GRANTOR will forever warrant and defend against the claims and demands of all persons whomsoever.

WITNESS our hands on the day and date acknowledged below.

"GRANTOR"

Dorothy M. Haverly
DOROTHY M. HAVERLY

"GRANTEES"

Robert E. Ellis
ROBERT E. ELLIS

Evelyn S. Ellis
EVELYN S. ELLIS

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared DOROTHY M. HAVERLY, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, under oath, acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office on this 4 day of ~~September~~ Oct., 1993.

Linda Maynard
NOTARY PUBLIC

My Commission Expires: 7-13-96

LINDA MAYNARD NOTARY PUBLIC AT LARGE

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared **ROBERT E. ELLIS and EVELYN S. ELLIS**, 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 the 24th day of September, 1993.

Adair Parrish
NOTARY PUBLIC

My Commission Expires: 1-23-94

ADAIR PARRISH NOTARY PUBLIC DAVIDSON COUNTY, TENNESSEE

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

The actual consideration or value, whichever is greater, for this transfer is NONE, the transfer tax on this transaction having been paid with the recording of the original deed of record in Book 8985, page 778, Register's Office for Davidson County, Tennessee.

Patsy C. Davis
AFFIANT

Sworn to and subscribed before me on this the 5th day of ~~September~~ Oct., 1993.

Adair Parrish
NOTARY PUBLIC

My commission expires: 1-23-94

ADAIR PARRISH NOTARY PUBLIC DAVIDSON COUNTY, TENNESSEE