37886

IDENTIF. & REFERENCE

This Instrument Prepared By:
CATHERINE C. HERSHEY
Law Offices of
ROBERT L. CALLIS
2745 N. Mt. Juliet Road
P. O. Box 726
Mt. Juliet, TN 37122-0726
(615) 758-5832

94 APR 12 AM 8:24
2741 04/12 3101 JSCHECK 8.00
FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TN.

MAIL ENV.

ADDRESS NEW OWNER:
RONALD L. FAEHR, SR.
203 Matterhorn Drive
Old Hickory, Tennessee 37138

SEND TAX BILL:
To Owner

MORTGAGEE:
WACHOVIA MORTGAGE COMPANY
P. O. Box 3174
Winston Salem, North Carolina 27102

MAP AND PARCEL:
MAP 65-13
PARCEL 101
FB# 4D60993

BOOK 9308 PAGE 867

DEED OF CONFIRMATION

This Deed of Confirmation made and entered into on this the 11th day of February, 1994, by CHARLES RANDY MILLER and wife, DARENDA G. MILLER, herein called "Grantors", to RONALD L. FAEHR, SR. and wife, MARY E. FAEHR, herein called "Grantees".

RECITALS

WHEREAS, by deed dated May 21, 1987 and recorded in Book 7246, Page 856, Register's Office of Davidson County, Tennessee, which deed is incorporated herein by reference, Grantors conveyed certain property described therein to Grantees, and

WHEREAS, by mistake and inadvertence said deed incorporated herein by reference contains an error in that the Deed was executed by Mary E. Faehr, one of the Grantees, as attorney-in-fact for the Grantors.

WHEREAS, to prevent difficulties hereafter and to permit recordation of a deed which adequately reflects the true agreement of the parties in every respect, the parties desire to correct the aforesaid error.

CONFIRMATION OF CONVEYANCE

Grantors, in consideration of One Dollar ($1.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, do hereby give, grant, bargain, sell, convey and forever quitclaim unto Grantees, their heirs and assigns, the following described property, to-wit:

> Land in Davidson County, Tennessee, being Lot No. 468 on the Plan of Sherwood Forest, Section Five, as of record in Plat Book 4660, Page 190, Register's Office for said County, to which plan reference is made for a more complete description.
>
> Being the same property conveyed to Charles Randy Miller and wife, Darenda G. Miller by deed of record in Book 6420, Page 634, Register's Office for Davidson County, Tennessee, and being further conveyed to Ronald L. Faehr, Sr. and wife, Mary E. Faehr by deed from Charles Randy Miller and wife, Darenda G. Miller of record in Book 7246, Page 856, said Register's Office.
>
> This is improved property known as 4900 Kilimanjaro Drive, Old Hickory, Tennessee 37138.

TO HAVE AND TO HOLD said property, together with all improvements and appurtenances thereunto belonging unto the Grantees, their heirs and assigns, in fee simple forever.

Grantors covenants that, at the date of the deed herein incorporated, Grantors were lawfully seized and possessed of the within conveyed property, had a good and lawful right to sell, transfer and convey same, that same was free, clear and otherwise unencumbered, except as therein set out, and that Grantor will forever warrant and defend the title thereto against the lawful claims of all persons arising prior to the date of the deed incorporated herein, whomsoever.

This instrument executed on this the day and date first above written.

Charles Randy Miller
CHARLES RANDY MILLER

Darenda G. Miller
DARENDA G. MILLER

STATE OF VIRGINIA
COUNTY OF Chesterfield

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, CHARLES RANDY MILLER and wife, DARENDA G. MILLER, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 4th day of ~~February~~ March, 1994.

Linda F. Walker
NOTARY PUBLIC

My commission expires: My Commission Expires February 29, 1996

STATE OF TENNESSEE
COUNTY OF WILSON

The actual consideration or value, whichever is greater for this transfer is $0.00.

Mary E. Fuelen
AFFIANT

Sworn to and subscribed before me, the 7th day of ~~February~~ April, 1994.

Catherine C. Weasler
NOTARY PUBLIC

My commission expires: January 25, 1997