Mail

THIS INSTRUMENT PREPARED BY LUTHER E. CANTRELL, JR., ATTORNEY AT LAW, P. O. BOX 190609, NASHVILLE, TN 37219-0609.

BOOK 9313 PAGE 94

ADDRESS OF NEW OWNER(S):	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS:
Barbara G. Ragsdale **Munn Road** **Nashville, TN 37214**	**SAME**	**MAP 85-14** **PAR 51** **MAP 85-14** **PAR 14** **and** **MAP 85-14** **PAR 3**

39410

IDENTIFICATION REFERENCE

94 APR 14 PM 3:29

REGISTER
DAVIDSON COUNTY, TN.

24.00

DEED OF CORRECTION

WHEREAS, by Installment Deed in Book 5539, page 77, of the Register's Office of Davidson County, Tennessee, **R. J. EDWARDS** and wife, **MILDRED PEAL EDWARDS**, deeded property to **J. B. BARNES** and wife, **LOYCE R. BARNES**; and,

WHEREAS, J. B. BARNES and wife, **LOYCE R. BARNES**, conveyed to **BARBARA RAGSDALE** the same property in Book 8003, page 773, of the Register's Office of Davidson County, Tennessee, and subsequently reconveyed property by a Deed of Correction in Book 8031, page 579 of the Register's Office of Davidson County, Tennessee; and

WHEREAS, by inadvertence and/or mistake, said deed contained omissions and/or errors in the property conveyed, and omitted certain property descriptions from the sale of said property; and

WHEREAS, the omission from the description of this property was not found until the Metropolitan Government did, in fact, attempt to sell the said property in a delinquent property tax sale; and

WHEREAS, the said **R. J. EDWARDS** is now deceased, and **MILDRED PEAL EDWARDS**, his widow, survives; and

WHEREAS, the grantee, **BARBARA G. RAGSDALE**, has requested the grantors to correct the instruments heretofore signed and the Deed of Correction set out in Book 8031, page 579, which sets out the following **incorrect** description:

> TRACT 1: LAND in the 3rd Civil District of Davidson County, Tennessee, being part of Lot No. 22 on the Map of Robert H. Oliver's Lots, on Stones river, near Donelson, Tennessee, as of record in Book 547, Page 111 and 112, Register's Office for Davidson County, Tennessee, described according to a survey made by Z. J. Wilkerson, Surveyor, July 13, 1845 (sic), as follows:
>
> BEGINNING at a stake on the westerly margin of the 20-foot unnamed road, the northeast corner of the Blessing 0.17 acre tract; thence with said road N 23° 30' W 50 feet and N 16° W 51 feet to a stake in the southerly line of the M. M. Culp property; thence with said line N 88° 30' W 90 feet to a stake; thence S 2° W 100 feet to a stake; thence N 89° E, with the northerly line of said Blessing tract 128 feet to the beginning, containing 0.24 acres, more or less.
>
> BEING the same property conveyed to J. B. Barnes and wife, Loyce R. Barnes by Installment Deed of record in Book 5539, Page 777, Register's Office for Davidson County, Tennessee.
>
> TRACT 2: LAND in the 3rd, formerly the 2nd Civil District of Davidson County, Tennessee, described according to a survey made by Z. J. Wilkerson, Surveyor, dated July 13, 1945, as follows:
>
> BEGINNING on the westerly margin of a 20 foot unnamed road as shown on the Plan of Robert H. Oliver's Lots, of record in Book 547, Page 111 and 112, Register's Office for Davidson County, Tennessee, at a stake, the southeast corner of the property conveyed to Mildred Peal Edwards by deed from M. M. Culp and wife, of record in Book 1341, Page 618, said Register's Office, thence with the westerly margin of said road, S 37° E. 70 feet and S 45° E. 80 feet to the center of another road, thence with the center of the last mentioned road, N 64° W 250 feet to a stake at the southwest corner of said Edwards property; thence with the southerly line of said Edwards property, N 89° E 128 feet to the beginning, containing 0.17 acres, more or less.
>
> BEING the same property conveyed to J. B. Barnes and wife, Loyce R. Barnes by Installment deed of record in Book 5539, Page 777, Register's office for said County.

NOW, THEREFORE, the grantors, **MILDRED PEAL EDWARDS, J. B. BARNES**, and **LOYCE R. BARNES**, for the purpose of correcting the said errors and omissions, and in consideration of the sum of one dollar, to them in hand paid, have

bargained and sold, and by these two presents, sell and convey unto the said grantee, **BARBARA G. RAGSDALE**, her heirs and assigns, all of their interest in certain tracts or parcels of land in Davidson County, State of Tennessee, described as follows:

TRACT 1: LAND in the 3rd Civil District of Davidson County, Tennessee, being part of Lot No. 22 on the Map of Robert H. Oliver's Lots, on Stones river, near Donelson, Tennessee, as of record in Book 547, Page 111 and 112, Register's Office for Davidson County, Tennessee, described according to a survey made by Z. J. Wilkerson, Surveyor, July 13, 1945, as follows:

BEGINNING at a stake on the westerly margin of the 20-foot unnamed road, the northeast corner of the Blessing 0.17 acre tract; thence with said road N 23° 30' W 50 feet and N 16° W 51 feet to a stake in the southerly line of the M. M. Culp property; thence with said line N 88° 30' W 90 feet to a stake; thence S 2° W 100 feet to a stake; thence N 89° E, with the northerly line of said Blessing tract 128 feet to the beginning, containing 0.24 acres, more or less.

BEING the same property conveyed to J. B. Barnes and wife, Loyce R. Barnes by Installment Deed of record in Book 5539, Page 777, Register's Office for Davidson County, Tennessee.

TRACT 2: LAND in the 3rd, formerly the 2nd Civil District of Davidson County, Tennessee, described according to a survey made by Z. J. Wilkerson, Surveyor, dated July 13, 1945, as follows:

BEGINNING on the westerly margin of a 20 foot unnamed road as shown on the Plan of Robert H. Oliver's Lots, of record in Book 547, Page 111 and 112, Register's Office for Davidson County, Tennessee, at a stake, the southeast corner of the property conveyed to Mildred Peal Edwards by deed from M. M. Culp and wife, of record in Book 1341, Page 618, said Register's Office, thence with the westerly margin of said road, S 37° E. 70 feet and S 45° E. 80 feet to the center of another road, thence with the center of the last mentioned road, N 64° W 250 feet to a stake at the southwest corner of said Edwards property; thence with the southerly line of said Edwards property, N 89° E 128 feet to the beginning, containing 0.17 acres, more or less.

BEING the same property conveyed to J. B. Barnes and wife, Loyce R. Barnes, by Installment Deed of record in Book 5539, Page 777 of the Register's Office of Davidson County, Tennessee.

TRACT 3: BEGINNING at a point on the westerly margin of a 20-foot unnamed road, at the northeast corner of Lot No. 22 on the Map of Robert H. Oliver's Lot, on Stones River, near Donelson, Tennessee, as of record in Book 547, Pages 111 and 112, of the Register's Office for said County, conveyed to Mildred Peal Edwards by deed from M. M. Culp

and wife, of record in Book 1341; Page 618, said Register's Office, thence with the westerly margin of said road, northwardly 50 feet (65 feet as shown on Map 85-14, Par 51); thence N 88 (?) feet, 30° 30' W 82 feet, more or less, to the center of a branch, said point in the southern boundary line of the property conveyed to M. M. Culp of record in Book 1323, Page 124 of said Register's Office; thence with the center of said branch, S 34° W 37 feet, S 15° 15' W 20 feet; thence S 88° 30' E 25 feet, to the northwest corner of said Lot No. 22; thence with the northern boundary line of said Lot No. 22, S 88° 30' W 112 feet to the point of beginning.

BEING the same property conveyed to R. J. Edwards and wife, Mildred Peal Edwards, from Lucille C. Jones, et vir, by deed of record in Book 2086-389 of the Register's Office of Davidson County, Tennessee.

TRACT 4: A tract of land in Davidson County, Tennessee, being the tract of land conveyed to Mildred Peal Edwards by deed from M. M. Culp and wife, Edna B. Culp, of record in Book 1341, Page 618, Register's Office for Davidson County, Tennessee, and the creek. Said tract of land being 100 feet in length and 25 feet more or less in width along the center line of said creek, being the said property conveyed to J. B. Barnes and wife, Loyce R. Barnes, by deed of record in Book 5539, page 776 of the Register's Office of Davidson County, Tennessee.

It is the specific intent of this Deed of Correction to show that all of the properties described in this Deed of Correction was the property conveyed to **J. B. BARNES** and wife, **LOYCE R. BARNES**, by **MILDRED PEAL EDWARDS**.

TO HAVE AND TO HOLD the said appurtenances and parcels of land described therein to the said **BARBARA G. RAGSDALE**, her heirs and assigns forever, and we do covenant with the said **BARBARA G. RAGSDALE** that we are lawfully seized and possessed of said land and have a good right to convey same, and same is unencumbered, except for any unpaid taxes, and we do further covenant and bind ourselves, our heirs and representatives to warrant and defend the title to the land to the said **BARBARA G. RAGSDALE**, her heirs and assigns forever against the lawful claims of all persons whomsoever.

WITNESS OUR HANDS THIS 31 day of March, 1994.

J. B Barnes

J. B. BARNES

Loyce R. Barnes
LOYCE R. BARNES

Mildred P. Edwards
MILDRED PEAL EDWARDS

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

PERSONALLY APPEARED BEFORE ME, the undersigned, a Notary Public in and for the said State and County, the within named **J. B. BARNES**, the bargainor, with whom I am personally acquainted and who, upon oath, acknowledged he executed the within instrument for the purposes therein contained.

WITNESS MY HAND AND OFFICIAL SEAL at Nashville, Davidson County, Tennessee this 31 day of March, 1994.

NOTARY PUBLIC

MY COMMISSION EXPIRES: 11-24-97

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

PERSONALLY APPEARED BEFORE ME, the undersigned, a Notary Public in and for the said State and County, the within named **LOYCE R. BARNES**, the bargainor, with whom I am personally acquainted and who, upon oath, acknowledged she executed the within instrument for the purposes therein contained.

WITNESS MY HAND AND OFFICIAL SEAL at Nashville, Davidson County, Tennessee this 31 day of March, 1994.

NOTARY PUBLIC

MY COMMISSION EXPIRES: 11-24-97

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

PERSONALLY APPEARED BEFORE ME, the undersigned, a Notary Public in and for the said State and County, the within named **MILDRED PEAL EDWARDS**, the bargainor, with whom I am personally acquainted and who, upon oath, acknowledged she executed the within instrument for the purposes therein contained.

WITNESS MY HAND AND OFFICIAL SEAL at Nashville, Davidson County, Tennessee this 31 day of March, 1994.

NOTARY PUBLIC

My Commission Expires MAY 28, 1995

MY COMMISSION EXPIRES: