THIS INSTRUMENT PREPARED BY:

J. STEPHEN BROWN, PC
Attorney at Law
P. O. Box 792
326 North Cumberland Street
Lebanon, Tennessee 37087

INSTRUMENT OF CORRECTION OF DEED

WHEREAS, by a warranty deed of record in Book 9307, Page 394, Register's Office for Davidson County, Tennessee, **Carolyn C. Cox** ("Grantor") conveyed a certain tract or parcel of land in Davidson County, Tennessee, described therein and hereinafter described, to **Dorothy A. Ashworth and Lorene A. Campbell** ("Grantees") each for life and on the death of either, the remainder to the survivor of them, and

WHEREAS, by inadvertance and mutual mistake said warranty deed contained an error in the form and nature of the estate conveyed to Grantees in that it was the original intent and agreement of the parties that Dorothy A. Ashworth would receive an undivided seventy-five percent (75%) ownership interest as tenant in common and Lorene A. Campbell would receive an undivided twenty-five percent (25%) ownership interest as tenant in common, to said property.

WHEREAS, the Grantees have requested the Grantor to correct said error as to the estate conveyed to Grantees, and said Grantor has agreed to do so;

WHEREAS, Grantor, Carolyn C. Cox, and Grantees, Dorothy A. Ashworth and Lorene A. Campbell, do hereby desire to modify and amend the aforestated deed to provide that Dorothy A. Ashworth received a seventy-five percent (75%) undivided interest as tenant in common and that Lorene A. Campbell received a twenty-five percent (25%) undivided interest as tenant in common in the hereafter described property and in furtherance of this intention do hereby enter into this Instrument of Correction of Deed;

NOW, THEREFORE, we, Carolyn C. Cox, Dorothy A. Ashworth, and Lorene A. Campbell, for the purpose of

correcting said error and effectuating the original intention and agreement of the parties, and in consideration of the sum of Ten and No/100 ($10.00) Dollars cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, and for the express purpose of correcting, modifying and amending the aforesaid deed so as to provide that Dorothy A. Ashworth receives a seventy-five percent (75%) undivided interest as tenant in common and Lorene A. Campbell receives a twenty-five percent (25%) undivided interest as tenant in common, as had been the true and correct intention of the parties, do hereby convey, revise, release and quitclaim unto J. Stephen Brown, Trustee, his successors and assigns, the following described tract or parcel of land in Davidson County, Tennessee: BOOK 9554PG166

A certain condominium apartment in Davidson County, Tennessee, being Unit No. 740, of Fox Run Condominiums, Second Revision - Part of Sec. 2 and First Revision - Part of Sec. 1, as of record in Book 6250, Page 118, Register's Office for said County, to which reference is hereby made for a more complete and accurate description of said unit.

DEED REFERENCE
Being the same property conveyed to Emma R. Suggs and Carolyn C. Cox by deed from Fox Run Company, Inc. of record in Book 6465, Page 455, Register's Office for said County. The said Emma R. Suggs having died intestate on March 28, 1994, leaving the said Carolyn C. Cox as tenant in common with right of survivorship. The subject property has never been used by the Grantor as a residence.

This conveyance is subject to Master Deed of record in Book 5535, Page 713, as corrected in Book 5895, Page 516 and in Book 5936, Page 301, and as amended in Book 6370, Page 817, Register's Office for said County.

This conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, easements and rights-of-way for public utilities of record.

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

And now, I, the said J. Stephen Brown, Trustee, for the express purpose of carrying out the intent of this conveyance, as above set out, do hereby convey, remise, release and forever quitclaim unto Dorothy A. Ashworth, an undivided seventy-five percent (75%) interest as tenant in

common, and Lorene A. Campbell, an undivided twenty-five percent (25%) interest as tenant in common, their respective heirs and assigns, the same property hereinabove described and set forth to which reference is hereby made, and said property is conveyed subject to the same limitations, restrictions and encumbrances as may affect the premises, as above set forth.

Grantor, Carolyn C. Cox, covenants that at the date of the deed recorded in Book 9307, Page 394, Register's Office for Davidson County, Tennessee, she was lawfully seized and possessed of the within conveyed property in fee simple, had a good and lawful right to sell, transfer and convey said property, that said property was free, clear and otherwise unencumbered except as therein set out, and that she covenants and binds herself, her heirs and representatives to forever warrant and defend the title thereto, to the said Grantees, their heirs and assigns, against the lawful claims of all persons whomsoever.

THIS INSTRUMENT WAS PREPARED FROM INFORMATION SUPPLIED BY THE PARTIES. NO TITLE EXAMINATION OR SETTLEMENT HAS BEEN PERFORMED AND J. STEPHEN BROWN, P.C. SHALL NOT BE RESPONSIBLE FOR ANY MATTER THAT COULD HAVE BEEN RESOLVED BY A TITLE EXAMINATION OR SETTLEMENT.

The effective date of the conveyance set out in this Instrument of Correction is April 7, 1994.

IN WITNESS WHEREOF, the said parties hereto have set their signatures this the 16 day of December, 1994.

[redacted]22 0101 03CHECK 16.00

GRANTOR:

Carolyn C. Cox

CAROLYN C. COX

GRANTEES:

Dorothy A Ashworth

DOROTHY A. ASHWORTH

Lorene A. Campbell

LORENE A. CAMPBELL

19883

IDENTIFICATION REFERENCE

PICK-UP

TRUSTEE:

J. STEPHEN BROWN

STATE OF TENNESSEE
COUNTY OF WILSON

BOOK 9554 PG 168

Personally appeared before me, the undersigned authority, a Notary Public, in and for the State and County aforesaid, the within named, Carolyn C. Cox, with whom I am personally acquainted and who acknowledged to me the execution of the foregoing instrument for the purposes contained therein.

WITNESS, MY HAND AND OFFICIAL SEAL on this the 16th day of December, 1994.

Pamela D Thorne
NOTARY PUBLIC

PAMELA D. THORNE NOTARY PUBLIC AT LARGE WILSON CO. TENN.

My Commission Expires:
6-2-98

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned authority, a Notary Public, in and for the State and County aforesaid, the within named, Dorothy A. Ashworth and Lorene A. Campbell, with whom I am personally acquainted and who acknowledged to me the execution of the foregoing instrument for the purposes contained therein.

WITNESS, MY HAND AND OFFICIAL SEAL on this the 16th day of December, 1994.

Pamela D Thorne
NOTARY PUBLIC

PAMELA D THORNE NOTARY PUBLIC AT LARGE WILSON CO. TENN.

My Commission Expires:
6-2-98

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned authority, a Notary Public, in and for the state and county aforesaid, the within named, J. Stephen Brown, Trustee, with whom I am personally acquainted and who acknowledged to me the execution of the foregoing instrument for the purposes contained therein.

WITNESS MY HAND AND OFFICIAL SEAL on this the 16th day of December, 1994.

Pamela D Thorne
NOTARY PUBLIC

PAMELA D THORNE NOTARY PUBLIC AT LARGE

My Commission Expires:
6-2-98