Box 1

This instrument was prepared by,
Please return to:
American Escrow Company, P. O. Box 1733,
Hendersonville, TN 37077

SPECIAL WARRANTY DEED BOOK 9555 PG 299
DEED OF CORRECTION
Pursuant to Book 7793, Page 299, RODCTN

Address New Owner:	Send Tax Bills to:	Map-Parcel Nos.
Claudia Baxter	Owner	4D 42940
908 Cleves Street		44-15-170
Old Hickory, TN 37138		

STATE OF TENNESSEE
COUNTY OF SUMNER

The actual consideration or value, whichever is greater, for this transfer is $ -0-. State conveyance tax was paid with previous recording in Book 7793, Page 299, Register's Office for Davidson County, Tennessee. No Additional consideration.

Affiant

Subscribed and sworn to before me, this the 22nd day of ~~November~~ December, 1994

My Commission Expires: ~~10/7/98~~ 10-9-95

Notary Public

FOR and in consideration of the sum of TEN & 00/100 ($10.00) DOLLARS, cash in hand paid by the hereinafter named Grantees, the receipt of which is hereby acknowledged, I,

CHRISTOPHER DELOACH,

hereinafter called the Grantor, have bargained and sold and by these presents do transfer and convey unto

CLAUDIA BROOKE KRITINI BAXTER,

hereinafter called the Grantee, her heirs, successors and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows; TO WIT:

CORRECTED LEGAL DESCRIPTION

LAND in Davidson County, Tennessee, being Lot No. 256 on the Plan of Village of Old Hickory, Section A, of record in Plat Book 1424, Page 68, Register's Office for said County, to which plat reference is hereby made for a more complete description.

BEING the same property conveyed to Christopher DeLoach and wife, Anita C. DeLoach by deed of record in Book 6383, Page 444, Register's Office for Davidson County, Tennessee. The said Anita C. DeLoach having died in Davidson County, Tennessee on May 5th, 1988.

THE EXPRESS PURPOSE AND INTENT OF THIS DEED OF CORRECTION is to provide remedy for an inadvertent typographical error in the Lot Number as set forth in the legal description contained in the deed of record in Book 7793, Page 299, Register's Office for Davidson County, Tennessee, wherein the property was incorrectly described as being "Lot No. 257"; the within Grantor and Grantee do hereby acknowledge, ratify and confirm that their true purpose and intent was to effect the conveyance of Lot No. 256 as set forth in the corrected legal description as set forth above.

Below line for Register's use

20248
IDENTIFICATION REFERENCE

RECEIVED
DEC 27 11 13 12

BOOK 9555 PG 300

THIS conveyance is subject to all restrictions and easements of record.

This is Improved Property known as: 908 CLEVES STREET, OLD HICKORY, TENNESSEE 37138.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs and assigns, forever; and we do covenant with the said Grantees that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Grantees, their heirs and assigns, against the lawful claims of all persons whomsoever. HOWEVER, THE GRANTOR'S WARRANTY OF TITLE AS SET OUT IN THE PRECEDING HABENDUM CLAUSE IS LIMITED TO SUCH MATTERS WHICH EFFECT THE TITLE TO THE WITHIN DESCRIBED PROPERTY ARISING BY OR THROUGH THE GRANTOR.

THE GRANTEE joins in this instrument to acknowledge her consent to and acceptance of this Deed of Correction and to waive and quitclaim any right, title or interest in or to the said "Lot No. 257" which may be implied or deemed to be vested in her by virtue of the deed of record in Book 7793, Page 299, Register's Office for Davidson County, Tennessee.

Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

WITNESS our hands this the 21st day of November, 1994.

Christopher DeLoach

Claudia Brooke Kritini Baxter

6393 12/27 0101 03CHECK 8.00

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named, Christopher DeLoach, the bargainor, with whom I am personally acquainted, or who proved to me based upon satisfactory evidence to be the person, who executed the within instrument and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Hermitage, Tennessee, this the 21st day of November, 1994.

W. K. Georgas, Jr., Notary Public

My Commission Expires: 10/7/98

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named, Claudia Brook Kritini Baxter, to me based upon satisfactory evidence to be the person, who executed the within instrument and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this the 22nd day of ~~November~~ December, 1994.

Notary Public

My Commission Expires: 10-9-95