35104

IDENTIF. & REFERENCE

BOOK 9597 PG 921

THIS INSTRUMENT PREPARED BY:

Homer R. Ayers, Attorney-at-Law
303 Frances Street, P.O. Box 904
Goodlettsville, Tennessee 37070-0904

95 FEB 21 AM 8:14

REGISTER
DAVIDSON COUNTY, TN.

DEED OF CORRECTION

ADDRESS NEW OWNER(S)	SEND TAX BILLS TO:	MAP-PARCEL NO.
James N. Brent, et ux 1039 Nesbitt Drive Nashville, TN 37207	Same	Map 16 Parcel P/O 72/252

THIS DEED OF CORRECTION, made and entered into on the day and date last acknowledged below, by and between WALTER KRANTZ, JR. and wife, GENVIA KRANTZ, a/k/a GENEVA KRANTZ, (hereinafter called the "GRANTORS"); and JAMES N. BRENT, and wife TWILA K. BRENT, (hereinafter called the "GRANTEES");

WITNESSETH:

WHEREAS, on the 5th day of August, 1994, by deed recorded in the Register's Office for Davidson County, Tennessee, in Book 9430, page 22, WALTER KRANTZ, JR. and wife, GENVIA KRANTZ, a/k/a GENEVA KRANTZ, conveyed to JAMES N. BRENT and wife, TWILA K. BRENT, certain real property as described in said deed, being located in Davidson County, Tennessee; and,

WHEREAS, the said deed is irregular because the real property 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 GRANTEE to GRANTORS this day, cash in hand, the receipt of which is hereby acknowledged, the GRANTORS do hereby grant, sell, transfer and convey unto the GRANTEES the following described real estate, located in the County of Davidson, State of Tennessee, and more specifically described as follows:

> A certain tract or parcel of land in Davidson County, Tennessee, described according to a survey dated June 5, 1994 as corrected on December 5, 1994, by Donald W. Fortner, Registered Land Surveyor, No. 1072, as follows:
>
> BEGINNING at an iron pin in the westerly margin of Ivy Point Road, said point being 25 feet West of the center line of Ivy Point Road, said center line being 780 feet, more or less, northwardly from the center line of the intersection of Ivy Point Road and Union Hill Road; thence, leaving the westerly margin of Ivy Point Road North 42 degrees 36' West 52.56 feet to an iron pin; thence North 87 degrees 12' West 87.95 feet to an iron pin; thence, North 86 degrees 21' West 157.50 feet to an iron pin; thence, North 86 degrees 55 ' West 234.50 feet to an iron pin, marking the southwest corner of this tract, said point being North 04 degrees 53' East 684.99 feet from an existing iron pin Walter Krantz's southwest corner as recorded in Deed Book 4562, page 929, Register's Office for Davidson County, Tennessee; thence, North 05 degrees 44' East 412.59 feet to an iron pin; thence, North 04 degrees 58' East 365.90 feet to an iron pin; thence, South 86 degrees 20' East 373.71 feet to an iron pin in the westerly margin of Ivy Point Road, said point being 25 feet West of the center line of the said road; thence with said margin of said road South 06 degrees 55' East 535.00 feet to an iron pin; thence, South 04

THIS INSTRUMENT PREPARED UPON INFORMATION FURNISHED BY THE PARTIES HERETO WITHOUT A TITLE EXAMINATION BY THE PREPARER.

degrees 57' East 132.64 feet to an iron pin; thence, South 01 degrees 18' West 116.82 feet to an iron pin; thence South 06 degrees 48' West 37.0 feet to the point of beginning and containing 8.08 acres, more or less.

BEING a part of the same property conveyed to Walter Krantz, Jr. and wife, Genvia Krantz, by deed from Walter Krantz, Sr., of record in Book 4652, page 929, Register's Office for Davidson County, Tennessee, reserving in Walter Krantz, Sr., a life estate, for and during his natural lifetime. Walter Krantz, Sr died in November, 1972, at which time ownership and title to the said property became vested in Walter Krantz, Jr. and wife, Genvia Krantz, in fee simple.

The said real property is unimproved property located on Ivy Point Road, Goodlettsville, TN 37072.

The foregoing description was prepared from a survey dated June 6, 1994 and corrected on December 5, 1994, by Donald W. Fortner, Registered Land Surveyor, No. 1072 (Job No. 0456).

Genvia Krantz is one and the same person as Geneva Krantz.

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

And the GRANTORS do covenant with said GRANTEES that they were duly seized and possessed of said property on the 5th day of August, 1994; that they had a perfect right to convey the same; that the same was free and clear of all encumbrances except for (1) Taxes for the taxable year 1994, which were a lien but not yet due and payable, and which will be paid in full by the GRANTORS, when due, and; (2) Such other matters as may appear of record in the Register's Office for Davidson County, Tennessee, and the GRANTORS will forever warrant and defend the title to the said property against the claims and demands of all persons whomsoever.

WITNESS our hands on the day and date last acknowledged below.

"GRANTORS"

Walter Krantz Jr.
WALTER KRANTZ, JR.

Geneva Krantz
GENVIA KRANTZ, a/k/a GENEVA KRANTZ

"GRANTEES"

James N Brent
JAMES N. BRENT

Twila K Brent
TWILA K. BRENT

STATE OF TENNESSEE }
COUNTY OF DAVIDSON}

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared **WALTER KRANTZ, JR., and wife, GENVIA KRANTZ, a/k/a GENEVA KRANTZ, and JAMES N. BRENT, and wife, TWILA K. BRENT,** 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 17th day of February, 1995.

DIANA C. FREY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY

Diana C. Frey
NOTARY PUBLIC

My Commission Expires: 7/26/97

STATE OF TENNESSEE }
COUNTY OF DAVIDSON}

The actual consideration or value, whichever is greater, for this transfer is NONE.

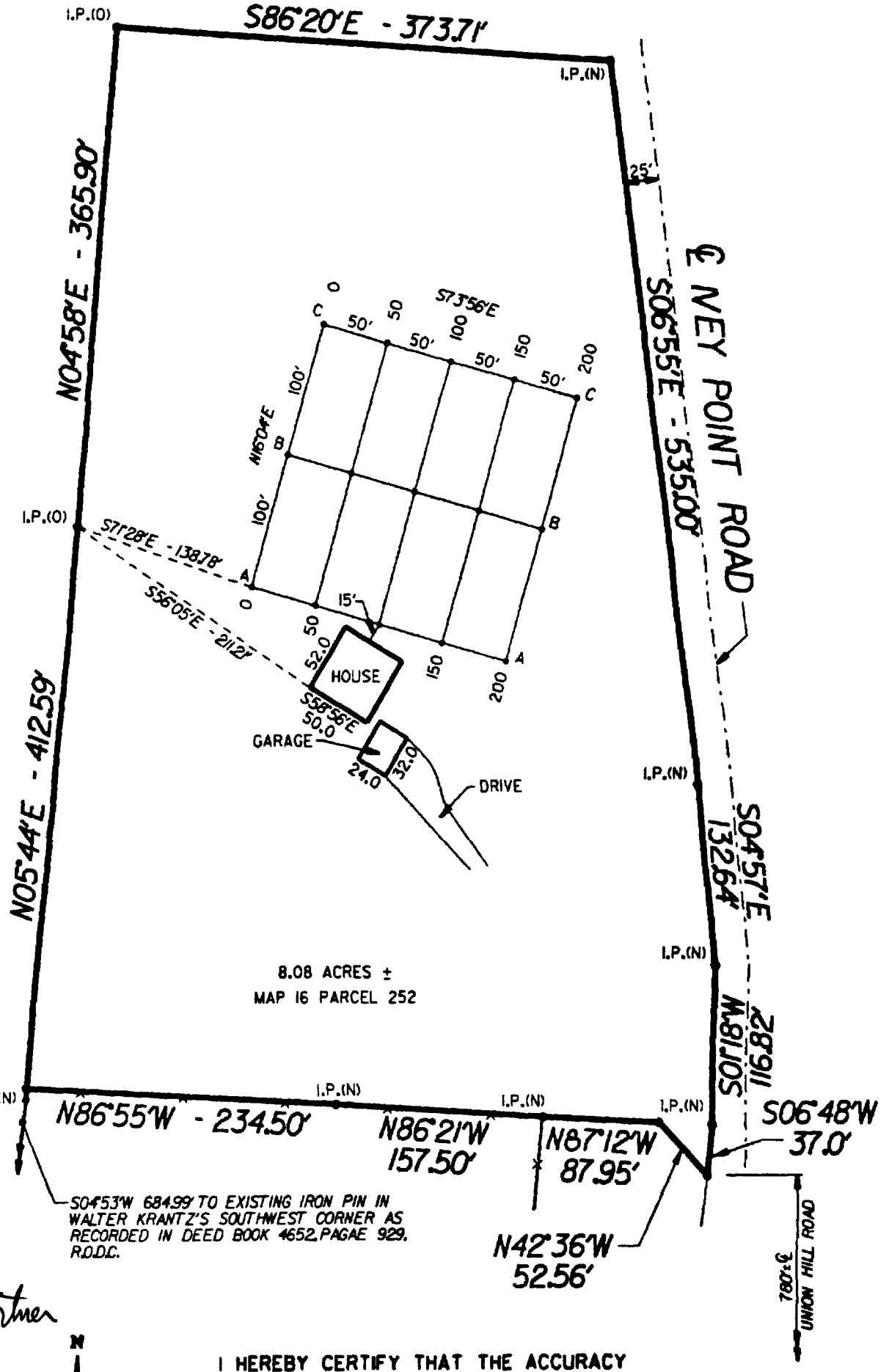
AFFIANT

Sworn to and subscribed before me on this the 17th day of Feb., 1995.

NOTARY PUBLIC

My commission expires: 7/26/97

2782 02/20 0101 01CASH 12.00



Donald W. Fortner

DONALD W. FORTNER LAND SURVEYOR TENNESSEE NO. 1072

N

I HEREBY CERTIFY THAT THE ACCURACY OF THIS GRID IS 1:1000 AND IS LOCATED AS SHOWN

THIS PROPERTY IS NOT LOCATED IN A FEMA FIRM FLOOD HAZARD AREA BY MAPS AVAILABLE TO ME AT THIS TIME.

JOB NO. 0456

SURVEY FOR: _____

OWNER: *JAMES N. AND TWILA K. BRENT*

PROPERTY DESCRIPTION: *8.08 ACRE TRACT - REFERENCE DB 9430, PG 22*

PROPERTY ADDRESS: *2761 NEY POINT RD., GOODLETTSVILLE, DAVIDSON CO., TN. 37072*

SURVEYOR #1072

DATE: *12-05-94*

SCALE: *1"=100'*

DONALD W. FORTNER
311 WELLINGTON COURT
MADISON, TN 37115
(615) 868-6118