0073579

IDENTIF. # REFERENCE

THIS INSTRUMENT PREPARED BY:
PETER WEISS, ATTORNEY AT LAW
761 Old Hickory Blvd, Suite 102
Brentwood, TN 37027

BOX #19B

95 JUN 27 AM 8:01

FELIX ... REGISTER
DAVIDSON COUNTY, TN.

INSTRUMENT OF CORRECTION

BOOK 9712 PG 635

THIS INSTRUMENT OF CORRECTION is made and entered into this the 19th day of June, 1995, by and between **XIAO-MING ZHAO and wife, YENYA HU**, hereinafter referred to as **"Zhao"**, **SOMERSET FARMS, a Tennessee joint venture**, hereinafter referred to as **"Somerset"**, and **THIRD NATIONAL BANK IN NASHVILLE**, hereinafter referred to as **"Third"**.

W I T N E S S E T H :

THAT WHEREAS, by Deed of record in Book 9605, Page 787, Register's Office for Davidson County, Tennessee, the said Xiao-Ming Zhao and wife, Yenya Hu, were conveyed a certain tract or parcel of land located in Nashville, Davidson County, Tennessee, by Deed from Somerset Farms, a Tennessee joint venture, the same being described as follows, to-wit:

> LAND in Davidson County, Tennessee, being Lot No. 219 on the Plan of the Resubdivision of Lots 219 and 220, Somerset Farms, Section Two, a Planned Unit Development, as of record in Book 8250, Page 302, Register's Office for said County, to which said plan reference is hereby made for a more complete and accurate legal description thereof.
>
> BEING improved property known as 109 Ryan Court, Nashville, Tennessee 37221.

WHEREAS, Somerset is the owner of Lot No. 218 on the Plan of Somerset Farms, Section Two, a Planned Unit Development, as of record in Book 7900, Page 671, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof. Being part of the same property conveyed to Somerset Farms, a Tennessee joint venture, by Deed from Reese L. Smith, Jr., and wife, Marcella V. Smith, of record in Book 7349, Page 564, Register's Office for Davidson County, Tennessee, and being improved property known as 113 Ryan Court, Nashville, Tennessee 37221.

AND, WHEREAS, by inadvertence and mistake the residence located at Lot No. 218 has been constructed too close to the westerly lot line, as recited on the plan hereinabove recited; and,

WHEREAS, Zhao executed a Deed of Trust Note secured by a Deed of Trust of record in Book 9605, Page 790, in the Register's Office for Davidson County, Tennessee, in favor of Third National Bank in Nashville; and,

WHEREAS, the said Somerset has requested Zhao and Third to alter the common lot line between the said Lots Nos. 218 and 219 in order to correct the westerly setback line violation by the residence constructed on Lot No. 218 which all parties have agreed to by joining in this instrument.

NOW, THEREFORE, for and in consideration of the mutual covenants and agreements as hereinafter recited, the parties agree as follows:

1. That from the date of this agreement forward, the common property line existing between Lot No. 218 and Lot No. 219 shall be changed from that of record to the following:

   BEGINNING at the common front corner of Lot No. 218 on the Plan of Somerset Farms, Section Two, a Planned Unit Development, as of record in Book 7900, Page 671, and Lot No. 219 on the Plan of the Resubdivision of Lots Nos. 219 and 220, Somerset Farms, Section Two, a Planned Unit Development, as of record in Book 8250, Page 302, both of record in the Register's Office for Davidson County, Tennessee; thence, North 22° 41' 38" West, 28.58 feet to a point; thence, North 10° 08' 23" West, 57.18 feet to the common rear corner of said lots.

2. The said Somerset Farms, a Tennessee joint venture (Somerset), and Xiao-Ming Zhao and wife, Yenya Hu (Zhao), hereby bargain and sell and by these presents do convey to the other that portion of each of their respective lots necessary to establish the common property line recited in Item No. 1 above and as shown on the Plan of the Resubdivision of Lots Nos. 218 and 219, Somerset Farms, Section Two, a Planned Unit Development, as of record in Book 8250, Page 436, Register's Office for Davidson County, Tennessee.

3. The said Third National Bank in Nashville joins in the execution of this agreement in order to acknowledge and indicate its consent to the change in the property line hereinabove recited and further to acknowledge and indicate its consent to the correct legal description on its Deed of Trust as being Lot No. 219 on the Resubdivision of Lots Nos. 218 and 219, Somerset Farms, Section Two, a Planned Unit Development, as of record in Book 8250, Page 436, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

The parties to this agreement hereby, by and through their respective execution hereof, agree that all covenants, warranties, conditions and stipulations contained in the Warranty Deeds and Deed of Trust hereinabove recited not specifically modified herein, shall remain in force and effect and shall relate back to the date of the original transaction.

IN WITNESS WHEREOF, the parties have set their signatures effective the date and date first above written.

BOOK 9712 PG 637

SOMERSET FARMS, A TENNESSEE JOINT VENTURE

BY: _____
GEORGE GIANIKAS,
Managing Joint Venturer

_____ 6/19/95
XIAO-MING ZHAO

_____ 6/19/95
YENYA HU

THIRD NATIONAL BANK IN NASHVILLE

BY: _____
O. WILLIAM LONG
TITLE: Senior Vice President

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared George Gianikas, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be Managing Joint Venturer of SOMERSET FARMS, the within named bargainor, a Tennessee joint venture, and that he as such Managing Joint Venturer, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the Joint Venture by himself as such Managing Joint Venturer.

Witness my hand and official seal at Brentwood, Tennessee, this the 20th day of June, 1995.

My Commission Expires: 9/16/95

_____
Notary Public

PETER WEISS NOTARY PUBLIC STATE AT LARGE TENNESSEE

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 XIAO-MING ZHAO and wife, YENYA HU, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville Tennessee, this 19th day of June, 1995.

My Commission Expires: 10-23-98

Notary Public

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared O. WILLIAM LONG, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Senior Vice President of the THIRD NATIONAL BANK IN NASHVILLE, a banking corporation, and that he as such Senior Vice President, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as such officer.

WITNESS my hand and official seal at Nashville, Tennessee, this 19th day of June, 1995.

My Commission Expires: 3/27/99

Notary Public

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $ 10.00 .

Affiant

Subscribed and sworn to before me this the 19th day of June, 1995.

My Commission Expires: 9/16/95

Notary Public

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:
XIAO-MING ZHAO etux	SunTrust Mortgage, Inc.
(Name)	(Name)
109 Ryan Court	P. O. Box 105277
(Street Address)	(Street Address)
Nashville, Tennessee 37221	Atlanta, GA 30348-5277
(City) (State) (Zip Code)	(City) (State) (Zip Code)

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:
SOMERSET FARMS	"OWNER"
(Name)	(Name)
309 White Bridge Road	
(Street Address)	(Street Address)
Nashville, Tennessee 37209	
(City) (State) (Zip Code)	(City) (State) (Zip Code)

\WP51\KG\CORR-ZHAO.INS

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