This Instrument Prepared By
and Return To:

Leitner, Warner, Moffitt, Williams
Dooley, Carpenter & Napolitan
2300 First American Center
Nashville, Tennessee 37238-2300

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REGISTER

INSTRUMENT OF CORRECTION OF WARRANTY DEED

WHEREAS on October 16, 1989, James M. Edwards and wife, Christi A.S. Edwards, ("Grantors"), executed a Warranty Deed conveying certain property in Davidson County, Tennessee, to Jozef L. Nuyens, Jr. ("Grantee"), said Deed being of record in Book 7962, Page 197, Register's Office for Davidson County, Tennessee; and

WHEREAS, the said Deed contained an error in that the legal description contained an incorrect recording reference to the plat of the property being conveyed therein and the said Grantors desire to correct said error by execution of this instrument;

NOW, THEREFORE, the Grantors, James M. Edwards and wife, Christi A.S. Edwards, for the purpose of correcting said error 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, have bargained and sold and by these presents do transfer and convey unto the said Grantee, Jozef L. Nuyens, Jr., his heirs and representatives, a certain tract of land in Davidson County, Tennessee, described as follows:

> LAND in Davidson County, Tennessee, being Lot No. 1, on the Plan of the Resubdivision of Lot 3 as shown on the Plat of the Resubdivision of Lots 3 and 4 Sassafras, of record in Book 6200, page 679, Register's Office for said County.
>
> BEGINNING at a point, the same being the common northeasterly corner of Lot No. 1 and the northwesterly corner of Lot No. 2 on said plan and the southerly margin of Lot No. 161, Tyne Valley Estates, Section 9 of record in Book 3700, page 65, said Register's Office; thence with the line between said Lot No. 1 and said Lot No. 161, S 79 degrees, 19 minutes, 24 seconds E, 284.67 feet to an iron pin; thence N 34 degrees,

57 minutes 32 seconds E, 366.03 feet; to an iron pin; thence N 60 degrees, 57 minutes 57 seconds E, 120.00 feet to an iron pin; thence N 2 degrees, 21 minutes, 22 seconds E, 144.18 feet to an iron pin; thence S 60 degrees, 57 minutes 56 seconds W, 397.93 feet to an iron pin; thence N 59 degrees, 58 minutes, 33 second W 80.13 feet to an iron pin; thence N 44 degrees, 09 minutes, 10 seconds E 3.46 feet to an iron pin; thence N 41 degrees, 53 minutes, 33 seconds W, 35.03 feet to an iron pin; thence N 41 degrees, 28 minutes, 01 seconds E, 28.17 feet to an iron pin; thence N 45 degrees, 53 minutes, 33 seconds W, 35.03 feet to an iron pin; thence N 44 degrees, 44 minutes, 33 seconds W 17.30 feet to an iron pin; thence S 88 degrees, 56 minutes 06 second W 23.02 feet to an iron pin; thence N 21 degrees, 58 minutes 05 seconds E 384.24 feet to the point of beginning.

BEING the same property conveyed to James M. Edwards by quitclaim deed from Nancy Ellen Edwards of record in Book 6488, page 393, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD said land together with all of the appurtenances estate, title and interest thereto belonging to said Grantee, his heirs and representatives, in fee simple forever, and Grantors do hereby reaffirm and ratify all covenants, warranties and stipulations made and provided in said deed of record in Book 7962, page 197, Register's Office for Davidson County, Tennessee and the entire contents thereof except for the incorrect description, as fully and effectively as if the entire instrument were copied herein verbatim containing the correct description, and said instrument is accordingly incorporated herein by reference.

This portion of the referenced instrument which is not specifically or necessarily amended hereby shall remain as written.

IN WITNESS WHEREOF, this instrument of Correction of Warranty Deed executed by the undersigned on the 27 day of June, 1995.

JAMES M. EDWARDS

CHRISTI A.S. EDWARDS

BOOK 9735 PG 994

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 JAMES M. EDWARDS and CHRISTI A.S. EDWARDS, the grantors, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purpose therein contained.

Witness my hand and seal of office, this the 27th day of June, 1995.

Christy Reed Blackwell
Notary Public at Large

My commission expires: 03-22-97

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

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