Mail

THIS INSTRUMENT PREPARED BY:
STEWART & BLACK, ATTORNEYS
333 GALLATIN ROAD SOUTH
MADISON, TN 37115

DEED OF CORRECTION

THIS DEED OF CORRECTION made and entered into on this the 29 day of August, 1995, by and between D.W. McMACKIN, SUBSTITUTE TRUSTEE, hereinafter referred to as ORIGINAL GRANTOR, JAMES A. HALE, hereinafter referred to as GRANTOR and ORIGINAL GRANTEE, and J. GORDON BOTTS AND WIFE, DARLENE BOTTS, hereinafter referred to as GRANTEES;

W I T N E S S E T H:

WHEREAS on the 24th day of January 1986, by deed recorded in the Register's Office for DAVIDSON County, Tennessee, in Book 6769, page 937, ORIGINAL GRANTOR conveyed certain property described therein; and

WHEREAS, on the 5th day of May, 1994, by deed recorded in the Register's Office for DAVIDSON County, Tennessee, in Book 9341, Page 592, GRANTOR conveyed certain property described therein; and

WHEREAS, said deeds are defective in that

1. The legal description shown in each of the Deeds was not complete; and

WHEREAS, the all of the parties herein desire to correct the aforesaid deed.

N O W, T H E R E F O R E: FOR AND IN CONSIDERATION of the sum of TEN AND no/100 ($10.00) DOLLARS, cash in hand paid and other good and valuable considerations, the receipt and sufficiency of which are hereby expressly acknowledged, JAMES A. HALE, UNMARRIED, hereinafter referred to as GRANTOR, has this day bargained and sold, and does hereby transfer and convey unto the said J. GORDON BOTTS AND WIFE, DARLENE BOTTS, hereinafter referred to as GRANTEES, THEIR successors, heirs and assigns, certain real estate in DAVIDSON County, Tennessee, being more particularly described in Exhibit "A", which is attached hereto and incorporated herein by reference, together with all right, title and interest of GRANTOR in and to any easements and rights-of-way adjoining or abutting said real estate and any covenants and other rights appurtenant thereto (the "Property"). This conveyance of the "Property", and all covenants and warranties contained herein, are made expressly subject to the exceptions and other matters set forth in Exhibit "B", which is attached hereto and incorporated herein by reference.

This is improved property known as 3410 GREER ROAD, GOODLETTSVILLE, TN 37072.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said GRANTEES, THEIR successors, heirs and assigns forever, Grantor covenants that he is lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered except to the extent otherwise set forth in Exhibit "B" hereto.

Grantor further covenants and binds himself and his heirs and representatives, to warrant and forever defend the title to said GRANTEES, THEIR successors, heirs and assigns, against the lawful claims of all persons.

D.W. McMACKIN, SUBSTITUTE TRUSTEE, the Grantor under the prior deed of record in Book 6769, page 937, said Register's Office, joins in this instrument for the purpose of the legal description.

WITNESS the hands and seals of the parties hereto on this 29 day of August, 1995.

D.W. McMACKIN, SUBSTITUTE TRUSTEE

JAMES A. HALE, GRANTOR

J. GORDON BOTTS, GRANTEE

DARLENE BOTTS, GRANTEE

STATE OF TENNESSEE :

COUNTY OF DAVIDSON :

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, D.W. McMackin, the within named bargainor, with whom I am personally acquainted (or who proved TO ME upon satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at MADISON, Tennessee, on this the 23rd day of August, 1995.

notary public

My commission expires: 5-11-96

DENISE C. ALLIS NOTARY PUBLIC AT LARGE SUMNER COUNTY TENNESSEE

STATE OF TENNESSEE :

COUNTY OF DAVIDSON :

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JAMES A. HALE, the within named bargainor, with whom I am personally acquainted (or who proved TO ME upon satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at MADISON, Tennessee, on this the 25TH day of August, 1995.

notary public

DENISE C. ALLIS NOTARY PUBLIC AT LARGE SUMNER COUNTY TENNESSEE

MY COMM. EXP. 05-11-96

STATE OF TENNESSEE :

COUNTY OF DAVIDSON :

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, J. GORDON BOTTS AND WIFE, DARLENE BOTTS, the within named bargainors, with whom I am personally acquainted (or who proved TO ME upon satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at MADISON, Tennessee, on this the 29 day of August, 1995.

Denise C. Allis
notary public

My commission expires: 5-11-96

DENISE C. ALLIS
NOTARY PUBLIC AT LARGE
SUMNER COUNTY TENNESSEE

EXHIBIT 'A'

Land in the 10th Civil District of Davidson County, Tennessee, described according to a survey made by Harvey Gee, May 13, 1959, as follows:

Beginning at a point, north 89 deg. 54' West 3,277.5 feet from the southwest corner of the property conveyed to Hurbert P. Maynard and wife, by deed from Dewey C. Kernel and wife, as of record in Book 1942, page 241, Register's Office for said County; thence North 32 deg. east 1,014 feet; thence North 68 deg. 40' west 961 feet; thence south 3 deg. 33' west, crossing Greer Road, 1,212.6 feet to Dicken's northern boundary line; thence South 89 deg. 54' East crossing said Greer Road, 432.5 feet to the beginning, containing 17 acres more or less.

Being the same property conveyed to James A. Hale and wife, Lucille Pearl Hale, by Trustee's Deed from D.W. McMackin, Trustee, of record in Book 6769, page 937, Register's Office for Davidson County, Tennessee, and also being the same property conveyed to James A. Hale by Quitclaim Deed from Lucille Pearl Hale, of record in Book 8605, page 877, Register's Office for Davidson County, Tennessee, and also being the same property conveyed to J. Gordon Botts and wife, Darlene Botts, by Warranty Deed from James A. Hale, unmarried, of record in Book 9341, page 592, Register's Office for Davidson County, Tennessee.

EXHIBIT 'B'

1. Real property taxes for 1994 and all future years.

2. Unrecorded easements for roads and utilities, if any.ENDFIELD

00954.03
IDENTIFICATION REFERENCE

95 AUG 31 6:10:59
FELIX Z. WILSON REGISTER
DAVIDSON COUNTY, TN.

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

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