✡ Box 8

Prepared By:
Wilkins and Ivey, Attorneys
2405 Crestmoor Road; P. O. Box 150157
Nashville, TN 37215-0157
Ph. (615) 298-3312 - Fax. 292-8746

BOOK 9781 PG 782

INSTRUMENT OF CORRECTION OF WARRANTY DEED AND GRANT OF PERMANENT EASEMENT

WHEREAS, by warranty deed of record in **Book 9484, Page 342**, of the Register's Office for Davidson County, Tennessee, the undersigned **James H. Moore and Dorothy A. Moore,** hereinafter called the **Grantor**, conveyed to **Jerry W. Owen and Mary A. Owen,** hereinafter called the **Grantee**, certain real property in two tracts, the second of which was incorrectly described; and

WHEREAS, property shown as "Tract 2", was described as being the westerly 25 feet of lot No. 116 on the Plan of J.B. Haynie's Oriental Addition to Nashville as of record in Book 161, page 26, Register's Office for Davidson County, Tennessee, (upon which a portion of Grantor's current residence is located) **but should instead** have been described as being the Westerly 25 feet of the easterly 50 feet of Lot No. 115 on the Plan of J. B. Haynie's Oriental Addition to Nashville (property upon which Grantee's garage is located); and

WHEREAS, a conveyance to Grantee of the correct tract can not properly be made without submitting a plan for re subdivision of the said portion of Lot 115 to the Metropolitan Davidson County Planning Commission; and

WHEREAS, Grantor does not wish to incur the expense of a formal re subdivision of said portion of Lot 115 but does wish to give Grantee, Grantee's heirs, successors and assigns permanent and exclusive use of the property upon which Grantee's garage is located by amending the said deed to convey a perpetual exclusive appurtenant easement to Grantee; and

WHEREAS, Grantee wishes to convey the property adjacent to Grantor's residence back to Grantor.

NOW, THEREFORE, in consideration of the premises and in further consideration of the payment by Grantee of the agreed purchase price, the undersigned hereby supplement, amend and correct the said deed as may be required to accomplish the following:

Grantor does hereby convey to Grantee, Grantee's heirs, successors and assigns, a permanent exclusive appurtenant easement over and across the entire tract of land which is described as follows:

Land in Davidson County, Tennessee, being the westerly 25 feet of the easterly 50 feet of Lot No. 115 on the plan of J. B. Haynie's Oriental Addition to Nashville as of record in Book 161, page 26, Register's Office for Davidson County, Tennessee.

Said westerly 25 feet of the easterly 50 feet of Lot No. 115 fronts 25 feet on the southerly margin of Queen Street and runs back between parallel lines 140 feet, more or less to an alley.

Being a part of the same property conveyed to James H. Moore and wife Dorothy Moore, by deed from Lula B. Schleicher of record in Book 7881, page 768, Register's Office for Davidson County, Tennessee.

The said easement includes the obligation on the part of Grantee, Grantee's heirs successors and assigns to maintain the property and all improvements located thereon. Grantee, in accepting this grant of easement, specifically acknowledges that Grantee is aware of and agrees to the terms of this maintenance obligation.

AND

Grantee does hereby convey to Grantor, Grantor's heirs, successors and assigns, all Grantee's right title and interest in the following property:

Land in Davidson County, Tennessee, Being the Westerly 25 feet of Lot No. 116 on the plan of J. B. Haynie's Oriental Addition to Nashville as of record in Book 161, page 26, Register's Office for Davidson County, Tennessee.

Said westerly 25 feet of Lot No. 116 fronts 25 feet on the southerly side of Queen Street and runs back between parallel lines 140 feet, more or less, to an alley.

Being part of the same property conveyed, by inadvertence and mistake, to Jerry W. Owen and Mary A. Owen by deed from James H. Moore and Dorothy A. Moore by the deed which is the subject of this instrument of correction.

All covenants and warranties of the original warranty deed executed by Grantor shall apply to the property as described herein and are made by Grantee as to the property re-conveyed to Grantor.

WITNESS THE EXECUTION HEREOF on ~~July~~ August 31, 1995.

Jerry W. Owen, Grantee

James H. Moore, Grantor

Mary A. Owen, Grantee

Dorothy A. Moore, Grantor

State of Tennessee

County of Davidson

On ~~July~~ August 31, 1995, before me the undersigned authority, personally appeared James H. Moore and Dorothy A. Moore, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires NOV. 25, 1995

Notary Public

My Commission Expires:

August 22, 1995 — (CWI)

State of Tennessee

BOOK 9781 PG 784

County of Davidson

On ~~July~~ August 31, 1995, before me the undersigned authority, personally appeared Jerry W. Owen and Mary A. Owen, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.



My Comm 5, 1995

My Commission Expires: _____

Notary Public

My Commission Expires NOV. 25, 1995

9553 09/01 0101 03CHECK 12.00

0096055

IDENTIFICATION REFERENCE

95 SEP -1 AM 11:35

FELIX A. JOHNSON REGISTER
DAVIDSON COUNTY, TN.

PICK-UP