BOOK 9925 PG 659

SEND TAX BILLS TO:

Dorothy A. Ashworth et al
740 Blue Brick Place
Hermitage, TN 37076

MAP: 64-12-A
PARCEL: 740

IMPROVED: X
UNIMPROVED:

ADDRESS OF NEW OWNER(S):

****same****

THIS INSTRUMENT PREPARED BY:
J. STEPHEN BROWN, PC
ATTORNEY AT LAW
P. O. BOX 792
326 North Cumberland St.
Lebanon, Tennessee 37087

INSTRUMENT OF CORRECTION TO QUITCLAIM DEED

WHEREAS, Dorothy A. Ashworth originally owned a seventy-five percent (75%) undivided interest as tenant in common and Lorene A. Campbell originally owned a twenty-five percent (25%) undivided interest as tenant in common in a certain tract or parcel of land situate and lying in Davidson County, Tennessee, conveyed to them by Carolyn C. Cox, by deed recorded in Book 9307, Page 394, Register's Office of Davidson County, Tennessee, as corrected, modified, and amended by Instrument of Correction of Deed recorded in Book 9554, Page 165, said Register's Office, said property being more particularly described as follows:

A certain condominium apartment in Davidson County, Tennessee, being Unit No. 740, of Fox Run Condominiums, Second Revision - Part of Sec. 2 and First Revision - Part of Sec. 1, as of record in Book 6250, Page 118, Register's Office for said County, to which reference is hereby made for a more complete and accurate description of said unit.

DEED REFERENCE:
Being the same property conveyed to Dorothy A. Ashworth (a 75% undivided interest as tenant in common) and Lorene A. Campbell (a 25% undivided interest as tenant in common) by deed of record in Deed Book 9307, Page 394, Register's Office of Davidson County, Tennessee, as corrected, modified, and amended by Instrument of Correction of Deed recorded in Book 9554, Page 165, Register's Office of Davidson County, Tennessee.

This conveyance is subject to Master Deed of record in Book 5535, Page 713, as corrected in Book 5895, Page 516 and in Book 5936, Page 301, and as amended in Book 6370, Page 817, Register's Office for said County.

This conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, easements and rights-of-way for public utilities of record.

This is improved property known as 740 Blue Brick Place, Hermitage, TN 37076.

WHEREAS, it was the intention of the parties for Dorothy A. Ashworth to make incremental transfers by quitclaim deeds of the aforedescribed property to Lorene A. Campbell so as to ultimately equalize their respective ownership interest percentages in said property; and

WHEREAS, Dorothy A. Ashworth conveyed a ten percent (10%) undivided interest in the aforedescribed property to Lorene A. Campbell by quitclaim deed recorded in Book 9554, Page 169, as corrected, modified, and amended by Instrument of Correction to Quitclaim Deed recorded in Book 9925, Page 655, said Register's Office, and

WHEREAS, by deed of record in Book 9576, Page 225, Register's Office for Davidson County, Tennessee, Dorothy A. Ashworth ("Grantor") conveyed a certain interest in and to the aforedescribed tract or parcel of land in Davidson County, Tennessee, to Lorene A. Campbell; and

WHEREAS, by inadvertance and mutual mistake, said deed contained an error in reference to the interest intended to be conveyed which was therein described as follows:

> THAT FOR AND IN CONSIDERATION of the sum of TEN DOLLARS ($10.00), cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which is hereby acknowledged, I, **DOROTHY A. ASHWORTH**, by these presents, do hereby sell, convey and quitclaim unto **LORENE A. CAMPBELL**, her heirs and assigns, in fee simple, forever, **a ten percent (10%) undivided interest, as tenant in common, of my original right, title, and interest** in and to the following described tract or parcel of land ...

WHEREAS, it was the intent of the parties that the references made in said quitclaim deed to "a ten percent (10%) undivided interest" was a percentage of the **whole** (10% of 100%) rather than as a percentage of the grantor's own undivided interest (10% of 65%), and that the correct percentage which grantor intended to convey was in fact ten percent (10%) of the whole property, and

WHEREAS, the Grantee has requested to Grantor to correct said error, and said Grantor has agreed to do so,

NOW, THEREFORE, the Grantor, **DOROTHY A. ASHWORTH**, for

the sole purpose of correcting said error and in consideration of the sum of TEN DOLLARS ($10.00) cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, do hereby sell, convey, remise, and quitclaim unto **LORENE A. CAMPBELL**, her heirs and assigns, in fee simple, forever, a ten percent (10%) undivided interest in and to the following described tract or parcel of land, situate and lying in Davidson County, Tennessee, and being more particularly described as follows:

A certain condominium apartment in Davidson County, Tennessee, being Unit No. 740, of Fox Run Condominiums, Second Revision - Part of Sec. 2 and First Revision - Part of Sec. 1, as of record in Book 6250, Page 118, Register's Office for said County, to which reference is hereby made for a more complete and accurate description of said unit.

DEED REFERENCE:
Being the same property conveyed to Dorothy A. Ashworth (a 75% undivided interest as tenant in common) and Lorene A. Campbell (a 25% undivided interest as tenant in common) by deed of record in Deed Book 9307, Page 394, Register's Office of Davidson County, Tennessee, as corrected, modified, and amended by Instrument of Correction of Deed recorded in Book 9554, Page 165, Register's Office of Davidson County, Tennessee. Reference is also made to Quitclaim Deed recorded in Book 9554, Page 169, and Instrument of Correction recorded in Book 9925, Page 655, Register's Office of Davidson County, Tennessee.

This conveyance is subject to Master Deed of record in Book 5535, Page 713, as corrected in Book 5895, Page 516, and in Book 5936, Page 301, and as amended in Book 6370, Page 817, Register's Office for said County.

This conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, easements and rights-of-way for public utilities of record.

This is improved property known as 740 Blue Brick Place, Hermitage, TN 37076.

As a result of this conveyance, Dorothy A. Ashworth will own a fifty-five percent (55%) undivided interest as tenant in common, and Lorene A. Campbell will own a forty-five percent (45%) undivided interest as tenant in common.

THIS INSTRUMENT WAS PREPARED FROM INFORMATION SUPPLIED BY THE PARTIES. NO TITLE EXAMINATION OR SETTLEMENT HAS BEEN PERFORMED AND J. STEPHEN BROWN, P.C., SHALL NOT BE

RESPONSIBLE FOR ANY MATTER THAT COULD HAVE BEEN RESOLVED BY A TITLE EXAMINATION OR SETTLEMENT.

The effective date of the conveyance set out in this Instrument of Correction to Quitclaim Deed is January 19, 1995.

IN WITNESS WHEREOF, I have hereunto set my hand on this the 16 day of January, 1996.

Dorothy A. Ashworth
DOROTHY A. ASHWORTH, GRANTOR

Lorene A. Campbell
LORENE A. CAMPBELL, GRANTEE

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public of the State and County aforesaid, Dorothy A. Ashworth, with whom I am personally acquainted, and who acknowledged to me the execution of the within instrument for the purposes therein contained.

WITNESS my hand at office in Lebanon, Tennessee, on this the 16th day of January, 1996.

Pamela D Thorne
Notary Public

PAMELA D THORNE NOTARY PUBLIC AT LARGE WILSON CO. TENN.

My Commission Expires:
6-2-98

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public of the State and County aforesaid, Lorene A. Campbell, with whom I am personally acquainted, and who acknowledged to me the execution of the within instrument for the purposes therein contained.

WITNESS my hand at office in Lebanon, Tennessee, on this the 16th day of January, 1996.

Pamela D Thorne
Notary Public

PAMELA D THORNE NOTARY PUBLIC AT LARGE WILSON CO. TENN.

My Commission Expires:
6-2-98

0568 01/24 0101 03CHECK 16.00

96 JAN 24 AM 8:59
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

IDENTIF. ➔ REFERENCE
0143446