0129122 File Box 51-A

IDENTIF. ↑ REFERENCE BOOK 9879 PG 302

This Instrument Prepared By:
Bridgehouse Title Company
William S. Carman, Sr., Attorney
109 Holiday Court, Suite C-5
Franklin, Tennessee 37067

95 DEC -5 PM 1:25 5014 12/05 0101 03CHECK 12.00
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

ADDRESS NEW OWNERS:	SEND TAX BILLS TO:	MAP AND PARCEL:
Ben H. McCarty, et ux.		131-07-0-080.00
4413 Lone Oak Road	SAME	16DA 38228
Nashville, TN 37215		

RE-RECORD BOOK 9927 PG 589

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer was paid on deed of record in Book 8985, page 509, Register's Office for Davidson County, Tennessee.

B H N. H
Affiant

Sworn to and subscribed before me this 5th day of ~~November~~ December, 1995.

This instrument is being re-recorded to correct Scrivener's error.

Notary Public

My Commission Expires: 2/9/98

RE-RECORD

96 JAN 25 PM 3:32
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

IDENTIF. ↑ REFERENCE 0144081

CORRECTION DEED

WHEREAS, by a deed of record in **Book 8985, page 509,** Register's Office for Davidson County, Tennessee, **C. R. NIXON AND WIFE, OPHELIA NIXON ("Grantors")** conveyed a certain tract of land in Davidson County, Tennessee, to **BEN H. MCCARTY AND WIFE, KAREN R. MCCARTY ("Grantees");** and

WHEREAS, by inadvertence and mutual mistake, said deed contained an error in the description of the land intended to be conveyed which was therein described as follows:

> Land in Davidson County, Tennessee, being Lot No 17 on the Map of Loan Oak Heights, as of record in Book 1424, page 3, Register's Office for said County. Said Lot No. 17 fronts 95.8 feet on the southerly side of Glendale Lane and runs back between lines 248.4 feet on the westerly line and 225.7 feet on the easterly line, to a dead line, measuring 150 feet thereon.
>
> Being the property conveyed to C. R. Nixon and wife, Hazel Holland Nixon by deed from Howard E. Marlin and wife, Beulah E. Marlin, of record in Book 1645, page 201, and by deed from Louis C. Martin and wife, Jane F. Martin, of record in Book 2497, page 233, Register's Office for Davidson County, Tennessee. The said Hazel Holland Nixon now since deceased, and property is duly vested in C.

R. Nixon, his heirs and assigns.

RE-RECORD

WHEREAS, the Grantees have requested the Grantors to correct said error, and said Grantors have agreed to do so.

NOW, THEREFORE, the Grantors, **C. R. NIXON AND WIFE, OPHELIA NIXON**, 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 Grantees, **BEN H. MCCARTY AND WIFE, KAREN R. MCCARTY,** their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

TRACT ONE: Land in Davidson County, Tennessee, being Lot No. 17 on the Map of Lone Oak Heights, as of record in Book 1424, page 2, Register's Office for said County. Said Lot No. 17 fronts 95.8 feet on the southerly side of Glendale Lane and runs back between lines 248.4 feet on the westerly line and 225.7 feet on the easterly line, to a dead line, measuring 150 feet thereon.

Being the property conveyed to C. R. Nixon and wife, Hazel Holland Nixon by deed from Howard E. Marlin and wife, Beulah E. Marlin, of record in Book 1645, page 201, Register's Office for Davidson County, Tennessee. The said Hazel Holland Nixon having since died, said property vested in C. R. Nixon as the surviving tenant by the entirety.

TRACT TWO: A certain tract of parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Being the easterly part of Lot No. 16 on the Map of Lone Oak Heights, as of record in Book 1424, page 2, Register's Office for said County, and described according to a copy of a survey thereof, made by James A. Hamilton, Jr., May 30, 1949, as follows:

BEGINNING at a concrete monument in the southwesterly margin of Lone Oak Road, at the corner of Lots Nos. 16 and 17; thence with the line between said lots, southwesterly 248.4 feet to a point; thence northwesterly 40.5 feet to a point; thence northeasterly 253.83 feet to an iron pin in the southwesterly margin of Lone Oak Road; thence with the margin of the same, southeasterly 40.1 feet to the point of beginning.

Being the same property conveyed to C. R. Nixon and wife, Hazel Holland Nixon by deed from Louis C. Martin and wife, Jane F. Martin, of record in Book 2497, page 233, Register's Office for Davidson County, Tennessee. The said Hazel Holland Nixon having since died, said property vested in C. R. Nixon as the surviving tenant by the entirety.

TO HAVE AND TO HOLD said land, together with all of the appurtenances, estate, title and interest thereto belonging to said GRANTEES, their heirs and assigns, 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 8985, page 509, Register's Office for ~~Williamson~~ *County, Tennessee, and the entire contents thereof except for the incorrect description, as fully and effectively as if the entire instrument is accordingly incorporated herein by reference.

*Davidson

RE-RECORD BOOK 9879 PG 304

BOOK 9827 PG 591

IN WITNESS WHEREOF, the said parties hereto have hereunder set their signatures on this the 4th day of November, 1995.

GRANTORS:

C. R. NIXON

OPHELIA NIXON

GRANTEES:

BEN H. MCCARTY

KAREN R. MCCARTY

1266 01/25 0101 03CHECK 12.00

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, C. R. Nixon and wife, Ophelia Nixon, the within named 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 4th day of November, 1995.

Notary Public

DAWN D. CHASE NOTARY PUBLIC WILLIAMSON CO., TENN.

My Commission Expires:

4/23/98

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, Ben H. McCarty and wife, Karen R. McCarty, the within named 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 5th day of ~~November~~ December, 1995.

Notary Public

NOTARY PUBLIC STATE OF TENNESSEE

2/9/98