5C-B
1ST

PREPARED BY:
STOKES & BARTHOLOMEW, P.A.
9310 West End Avenue # Floor 4
NASHVILLE, TENNESSEE 37203
(615) 292-5900
RETURN TO:

BOOK 9946 PG 766

INSTRUMENT OF CORRECTION

WHEREAS, by an instrument dated September 6, 1991, James T. McLean (herein: McLean) did convey unto U. Grant Browning and wife, Elizabeth M. Browning (herein: Browning) certain real property located at 605 Magnolia Lane; Nashville, Tennessee (herein: the Property), by a QUITCLAIM DEED of record in Book 8644, page 940, Register's Office for Davidson County, Tennessee, which property is more particularly described as follows:

> Land in Davidson County, Tennessee, being lot number 53 on the plan of The Woodlands, Phase 2, as of record in Book 6900, page 635, said Register's Office, to which plan reference is hereby made,

AND, WHEREAS, the grantor named in the QUITCLAIM deed was described as James T. McLean instead of H & J Construction Company, a Tennessee General Partnership composed of Harry G. Hemmerly and James T. McLean, the true and lawful owner of the Property at that time; and,

WHEREAS, the aforesaid QUITCLAIM DEED did not contain a proper acknowledgement as provided for and required by law; and,

WHEREAS, the conveyance made by and through the aforesaid QUITCLAIM DEED was made in consideration of a good and valuable consideration not recited in the said QUITCLAIM DEED, being the assumption of a debt by Browning as evidenced by the Deed of Trust of record in Book 7630, page 401, said Register's Office;, and

WHEREAS, the said James T. McLean did have the power and authority to act on behalf of H & J Construction Company in making the conveyance, as evidenced by the joinder of Harry G. Hemmerly within this instrument, but failed to recite that the conveyance was made by H & J Construction Company, and

WHEREAS, the parties to the QUITCLAIM DEED desire to correct the conveyance.

NOW, THEREFORE, for an in consideration of Ten Dollars ($10.00) and other good and valuable consideration, including the agreement by Browning to assume the debt as secured by the Deed of Trust of record in Book 7630, page 401, said Register's Office, with respect to the Property, in favor of Leader Federal Savings and Loan Association (now Leader Federal Bank for Savings), the receipt and sufficiency of such consideration being acknowledged by all parties, the undersigned **H & J CONSTRUCTION COMPANY (the GRANTOR)** does hereby grant, transfer and convey unto **U. GRANT BROWNING and wife, ELIZABETH M. BROWNING (the GRANTEES)** a certain parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being lot number 53 on the plan of THE WOODLANDS, Phase 2, as of record in Book 6900, PAGE 635, Register's Office for Davidson County, Tennessee.

Being a portion of the same property conveyed to H & J Construction Company by deed of record in Book 7630, page 397, said Register's Office.

This Instrument of Correction is being executed by H & J Construction Company, a Tennessee General Partnership composed of Harry G. Hemmerly and James T. McLean. Each individual partner also conveyed the property in order to convey any interest they might have in the property and in order to ratify the actions of James T. McLean in making the QUITCLAIM DEED as described above.

The Grantors covenant that at the time of the original conveyance they were lawfully seized and possessed of the property and had a good right to convey it. The Grantors believe that good title is vested in the Grantees by this conveyance is made in order to correct errors and the Grantors covenant and warrant title to the Grantees to the extent that they have a legal or equitable interest in the Property.

Witness our hands this 9 **day of** February, **1996.**

H & J Construction Company

BY: _____
Harry G. Hemmerly, Partner

_____
James T. McLean, Partner

_____
James T. McLean, Individually

_____
Harry G. Hemmerly, Individually

_____
U. Grant Browning

Elizabeth M. Browning
Elizabeth M. Browning

****

State of Tennessee)
Davidson County)

On this 9 day of February, 1996, before me, the undersigned notary in and for the aforesaid County and State, personally appeared Harry G. Hemmerly, individually and in his capacity as Partner of H & J Construction Company, known personally to me and who acknowledged that he executed the forgoing instrument for the purposes therein contained as his free act and deed. Witness my hand and official seal at Nashville, Tennessee, this 9 day of February, 1996.

_____
Notary

my commission expires: 5-5-99

STATE OF TENNESSEE)
DAVIDSON COUNTY)
On this 9 day of February, 1996, before me, the undersigned notary in and for the aforesaid County and State, personally appeared James T. McLean, individually and in his capacity as Partner of H & J Construction Company, known personally to me and who acknowledged that he executed the forgoing instrument for the purposes therein contained as his free act and deed. Witness my hand and official seal at Nashville, Tennessee this 9 day of February, 1996.

_____ my commission expires: 5-5-99
Notary

STATE OF TENNESSEE)
DAVIDSON COUNTY)
On this 9 day of February, 1996, before me, the undersigned notary in and for the said County and State, personally appeared U. Grant Browning and Elizabeth M. Browning, known personally to me and who acknowledged that they executed the forgoing instrument for the purposes therein contained as their free act and deed. Witness my hand and official seal at Nashville, Tennessee this 9 day of February, 1996.

_____ my commission expires: 5-5-99
notary

****

State of Tennessee)
Davidson County)

7686 02/13 0101 03CHECK 437.39

The actual consideration or value, whichever is greater. is $ 16,700.00.

_____
affiant

Subscribed and sworn to before me this 9 day of February, 1996.

_____ my commission expires: 5/5/99
notary

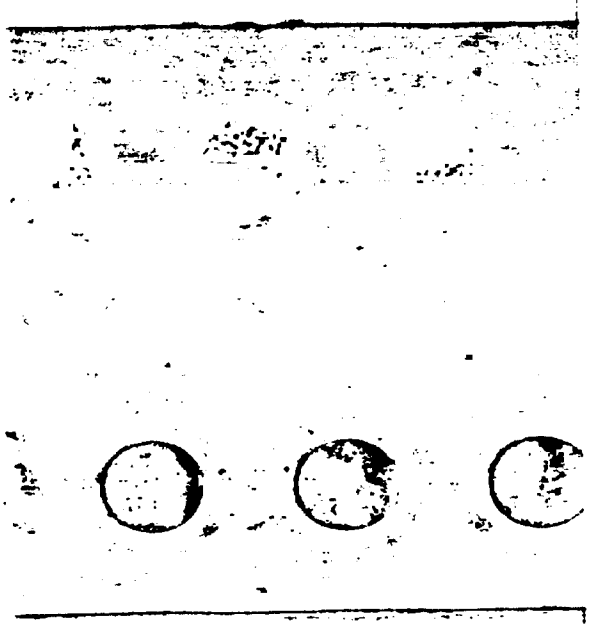
Address owners as follows:
U. Grant Browning
3015 Poston Avenue
Nashville, TN 37203

Send tax bills to:
owner

MAP 172-3-B
PAR 53 CO

0150101
IDENTIFICATION REFERENCE

96 FEB 13 PM 2:52
FELIX Z. [illegible]
DAVIDSON COUNTY, TN.



OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

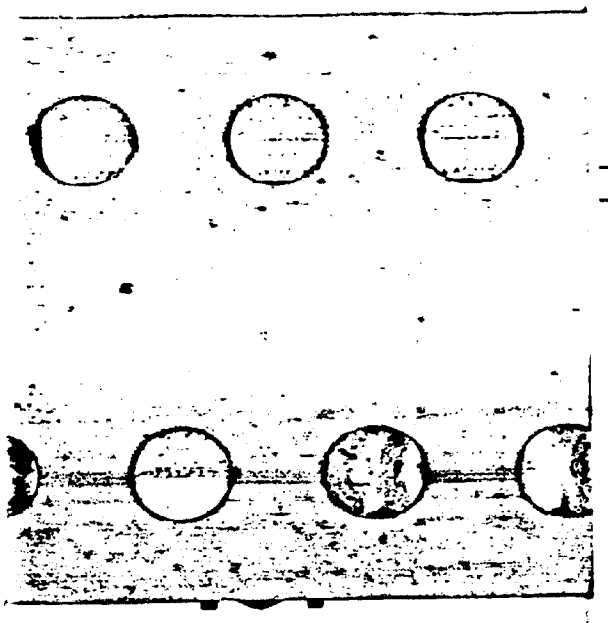
RECEIVED OF _____

FOR _____ BOOK 9946 PG 769

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			CAMT	
			114700.00	
			CON TX	424.39
			PRFEE	1.00
			MISC	12.00
			TOTAL	437.39
			CHECK	437.39
02/13/96	01	14:54	0001	7686

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



0150101
IDENTIF. # REFERENCE

96 FEB 13 PM 2:52
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1005884