BOOK 9976PG464

This Instrument Prepared By:

WHITE & REASOR (SLW)
3305 West End Avenue
Nashville, TN 37203

DEED OF CORRECTION

Address New Owner(s) as Follows:	Send Tax Bills To:	Map-Parcel No.:
Union Street Plaza, L.L.C. 3305 West End Avenue Nashville, TN 37203	SAME	93-2-3-151

THIS DEED OF CORRECTION is entered into as of this 4th day of March, 1996, between Capital Industries, Inc., a Tennessee corporation ("Capital"), 315 Union Street, Inc. ("315"), and Union Street Plaza, L.L.C. ("Grantee").

7532 03/12 0101 03CHECK 20.00

WITNESSETH:

WHEREAS, 315 is the owner of the real property described on Exhibit "A" attached hereto and incorporated herein by this reference (the "Property"); and

WHEREAS, a quitclaim deed dated as of March 4, 1996 was recorded in Book 9970, page 633, Register's Office for Davidson County, Tennessee (the "Quitclaim Deed") which, as a result of a scrivener's error, incorrectly names Capital as the grantor of the Property; and

WHEREAS, 315 is the owner of the Property, Capital does not own any interest in the Property, and all parties hereto agree that it was intended that 315 was to have conveyed its interest in the Property to Grantee pursuant to the Quitclaim Deed; and

WHEREAS, the parties hereto desire to record this Deed of Correction to correct the Quitclaim Deed to reflect that 315 is the grantor thereunder and by this instrument to transfer and convey the Property to Grantee; and

WHEREAS, the parties hereto further acknowledge and agree that the Assumption Agreement dated March 4, 1996, of record in Book 9970, page 638, Register's Office for Davidson County, Tennessee shall continue to be in full force and effect following the recording of this Deed of Correction.

NOW, THEREFORE, for and in consideration of Ten and No/100 ($10.00) Dollars, and other good and valuable consideration, the receipt of which is hereby acknowledged, 315 Union Street, Inc., a Tennessee corporation, hereby quitclaims and conveys to Union Street Plaza, L.L.C., a Tennessee limited liability company, any and all right, title, interest, and estate of every kind and character whatsoever which it may own in and to certain real property in Davidson County, Tennessee, described on Exhibit "A" attached hereto.

This is improved property known as 315 Union Street, Nashville, Tennessee 37219.

The property herein conveyed is conveyed subject to such limitations, restrictions, and encumbrances as may affect the property, including, but not limited to, those matters set forth in Exhibit "B" attached hereto.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $ -0-.

B H. Willingham III
Affiant

SUBSCRIBED AND SWORN to before me, this 4th day of March, 1996.

10/14/97
My Commission Expires

Julia Ann Thomas
Notary Public

IN WITNESS WHEREOF, the undersigned has executed this instrument as of the 4th day of March, 1996.

315:

315 UNION STREET, INC., a Tennessee corporation

By: B H. Willingham III
Ben H. Willingham, III
Its: President

CAPITAL:

CAPITAL INDUSTRIES, INC., a Tennessee corporation

By: B H. Willingham III
Ben H. Willingham, III
Its: President

GRANTEE:

UNION STREET PLAZA, L.L.C., a Tennessee limited liability company

By: B H. Willingham III
Ben H. Willingham, III
Its: Chief Manager

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Julia Ann Sherron, a Notary Public for the State and County aforesaid, Ben H. Willingham, III, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the President of 315 UNION STREET, INC., a Tennessee corporation, and is authorized by said corporation to execute this instrument on its behalf.

Witness my hand, at office, this 4th day of March, 1996.

Julia Ann Sherron
Notary Public

My commission expires:
10/12/99

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Julia Ann Sherron, a Notary Public for the State and County aforesaid, Ben H. Willingham, III, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the President of CAPITAL INDUSTRIES, INC., a Tennessee corporation, and is authorized by said corporation to execute this instrument on its behalf.

Witness my hand, at office, this 4th day of March, 1996.

Julia Ann Sherron
Notary Public

My commission expires:
10/12/99

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, Julia Ann Sherron, a Notary Public of said County and State, personally appeared Ben H. Willingham, III, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be Chief Manager (or other officer authorized to execute the instrument) of UNION STREET PLAZA, L.L.C., the within named bargainor, a Tennessee limited liability company, and that he as such Chief Manager executed the foregoing instrument for the purposes therein contained, by signing the name of the limited liability company by himself as Chief Manager.

Witness my hand and seal, at office in Nashville, this 4th day of March, 1996.

Julia Ann Sherron
Notary Public

My commission expires:
10/12/99

EXHIBIT "A"

LEGAL DESCRIPTION

Being a parcel of land in Nashville, First Civil District, Nineteenth Councilmanic District, Davidson County, Tennessee, located in the southeasterly quadrant of the intersection of Union Street and Printers Alley, being a part of Lot No. 40 on the map of the original Town of Nashville, not of record, being more particularly described as follows:

Beginning at the point of intersection of the southerly right-of-way line of Union Street and the easterly right-of-way line of Printers Alley;

Thence, with said southerly right-of-way line N. 62° 30' 17" E, 70.40 feet to an "X" cut in concrete;

Thence, leaving said line with the westerly line of property conveyed to Wolfango Spora, by deed of record in Book 5984, page 801, R.O.D.C., S 27° 37' 42" E, 44.50 feet to a point;

Thence, with the southerly line of said Spora property N. 63° 01' 00" E, 3.66 feet to a point;

Thence, S 26° 50' 47" E, 66.41 feet to a point;

Thence, S 62° 17' 57" West 74.06 feet to a point in the easterly right-of-way line of Printers Alley;

Thence, with said right-of-way line N 27° 09' 41" W, 111.21 feet to the Point of Beginning;

Containing 8,083 square feet or 0.19 acre, more or less.

Being the same property conveyed to 315 Union Street, Inc., a Tennessee corporation, by deed from NCB Associates, a Tennessee general partnership, of record in Book 9264, page 22, and re-recorded in Book 9580, page 771, in the Register's Office for Davidson County, Tennessee.

EXHIBIT "B"

PERMITTED ENCUMBRANCES

1. Taxes for the current year prior to their becoming delinquent.

2. Rights of others in and to party walls.

3. Possible rights of Nashville Thermal Transfer Corporation in and to existing service line under unrecorded agreement.

4. Matters shown on Survey of Barge, Waggoner, Sumner & Cannon dated February 24, 1994.

5. Easement Agreement of record in Book 9264, page 1, Register's Office for Davidson County, Tennessee.

6. Deed of Trust in favor of The Bank of Nashville of record in Book 9556, page 787, Register's Office for Davidson County, Tennessee, as amended by Amendment to Deed of Trust of record in Book 9612, page 990, said Register's Office.

7. Memorandum of Lease of record in Book 9387, page 798, Register's Office for Davidson County, Tennessee (Lease dated June 23, 1994 between 315 Union Street, Inc. as Landlord and Regions Bank of Tennessee, Inc. as Tenant).

0159270
IDENTIF. ↑ REFERENCE
96 MAR 12 PM 12:30
FELIX Z. WILKINS III REGISTER
DAVIDSON COUNTY, TN.
PICK-UP