BOOK 9979 PG 228

*This Instrument Prepared By:*

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MAIL ENV.

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DAVIDSON COUNTY, TN.

IDENTIF. & REFERENCE

0160189

# INSTRUMENT OF CORRECTION AND QUITCLAIM DEED

This Instrument of Correction and Quitclaim Deed made and entered into on this the 8th day of March, 1996, by HARFORD PROPERTIES JOINT VENTURE, a joint venture composed of BRENDA A. FORD, BRONES STEVEN HARRIS, also known as BRUCE STEVEN HARRIS AND JAMES D. FORD, herein called "Grantor", and BRONES STEVEN HARRIS and wife, TERESA GAIL HARRIS, herein called "Grantees".

**WITNESSETH:**

3506 03/14 0101 03CHECK 12.00

**WHEREAS**, by Quitclaim Deed dated May 15, 1990 and recorded in Book 8110, Page 352, Register's Office of Davidson County, Tennessee, (the "Deed"), Brenda A. Ford, Bruce Steven Harris and James D. Ford conveyed certain real property described therein to Grantees through D. Ronald Ingram as Trustee; and

**WHEREAS**, through inadvertence and mistake, the Deed identified Brenda A. Ford, Bruce Steven Harris and James D. Ford as the Grantor instead of Harford Properties Joint Venture; and

**WHEREAS**, Brenda A. Ford, Brones Steven Harris, also known as Bruce Steven Harris, and James D. Ford are all the joint venturers of Harford Properties Joint Venture; and

**WHEREAS**, Brenda A. Ford, Brones Steven Harris, also known as Bruce Steven Harris, and James D. Ford did execute the Deed individually and not in their capacity as the joint venturers in Harford Properties Joint Venture; and

**WHEREAS**, Grantor desires to correct the defects in the Deed by quitclaiming any interest it has in the real property to the Grantees.

**NOW, THEREFORE,** in consideration of the premises, Grantor by these presents does hereby convey and forever quitclaim unto Grantees, their heirs and assigns, all of its interest, of whatsoever nature, in and to the following described property, situated and lying in Davidson County, Tennessee, to-wit:

> Land in Davidson County, Tennessee, being Unit No. D-5 of Oakcrest Condominium created under Title 64, Section 2701 et, seq., as amended, Tennessee Code Annotated, and as established by a Master Deed of record in Book 5884, page 960, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the common elements appurtenant to said Unit as set forth in Exhibit A-1 of said Master Deed.

Reference is hereby made to the Plat of Oakcrest Condominium, of record in Book 5200, page 413, said Register's Office, for a more complete description of said unit.

Being the same property conveyed to ~~Hardfor~~ Harford Properties Joint Venture by deed from Lanmar Development Corp. of record in Book 5885, Page 550, said Register's Office.

This instrument executed on this the 8th day of March, 1996.

HARDFOR JOINT VENTURE

BY: Brenda A Ford
BRENDA A. FORD, JOINT VENTURER

BY: Brones Steven Harris
BRONES STEVEN HARRIS, JOINT VENTURER

BY: James D Ford
JAMES D. FORD, JOINT VENTURER

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, a Notary Public in and for the State and County aforesaid, BRENDA A. FORD, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is a JOINT VENTURER of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

WITNESS my hand, at office, this 9th day of March, 1996.

Vicki L Harris
NOTARY PUBLIC

My commission expires: July 24, 1999

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, a Notary Public in and for the State and County aforesaid, BRONES STEVEN HARRIS, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is a JOINT VENTURER of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

WITNESS my hand, at office, this 8th day of March, 1996.

NOTARY PUBLIC

My commission expires: 1/25/97

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, a Notary Public in and for the State and County aforesaid, JAMES D. FORD, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is a JOINT VENTURER of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

WITNESS my hand, at office, this 9th day of March, 1996.

Vicki L Harris
NOTARY PUBLIC

My commission expires: July 24, 1999

STATE OF TENNESSEE
COUNTY OF WILSON

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

B. Steven Harris
AFFIANT

Sworn to and subscribed before me, the 14th day of March, 1996

NOTARY PUBLIC

My commission expires: 1/25/97