BOOK 8196 PAGE 276 Box 58

This instrument is being re-recorded to correct the Plat Book page to 404 and to delete that the assumption agreement being recorded.

The purpose of this second re-recordation is to amend and correct the Lot Number from '49' to '48' being all the same property conveyed to the Grantors herein, and see Exhibit "A" attached to this instrument.

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 87,134.56

Sheila M. Tompkins
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th DAY OF September, 19 90

Notary Public

MY COMMISSION EXPIRES: 11-27-93
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Settles, Combos, et al, P. O. Box 56, First American Center, Nashville, TN 37238-0056

NAME	ADDRESS	
ADDRESS NEW OWNER(S) AS FOLLOWS: Gabriel Tompkins	SEND TAX BILL TO: Fidelity Federal Savings & Loan	MAP-PARCEL NUMBERS MAP 134-9
(NAME) 4048 Scotwood Drive	(NAME) 401 Union Street	PARCEL 70
(STREET ADDRESS OR ROUTE NUMBER) Nashville, TN 37211	(STREET ADDRESS) Nashville, TN 37219	
(CITY) (STATE) (P.O. ZIP)	(CITY) (STATE) (P.O. ZIP)	

RE-RECORD BOOK 8198 PAGE 364

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Samuel M. Wheeler and wife, Amy R. Wheeler

HERFINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Gabriel Tompkins and wife, Sheila M. Tompkins

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS: TO-WIT:

BEING Lot No. ~~49~~ 48 on the Plan of Woodland Hills, Phase One as of record in Plat Book 6900, pages 666 - 669, amended in Book 7564, page ~~404~~ 404 and surveyor's correction in Book 7574, page 894, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Re RE-RECORD BOOK 10014 PG 916

Being the same property conveyed to Samuel M. Wheeler and wife, Amy R. Wheeler by deed from Fox Ridge Homes, Inc. of record in Book 7901, page 978, Register's Office for Davidson County, Tennessee.

Said Lot No. 48 being all the property and the same property conveyed to the said Grantors herein by said deed at Book 7901, page 978, said Register's Office.

This conveyance is made subject to Restrictive Covenants of record in Book 7632, page 947 and the Plan of record in Plat Book 6900, pages 666-669, amended in Book 7564, page ~~404~~ 404, and surveyor's correction in Book 7574, page 894, Register's Office for Davidson County, Tennessee.

Taxes for the current year to be prorated day of close.

This conveyance is made subject to the Deed of Trust executed by Samuel M. Wheeler and wife, Amy R. Wheeler in favor of Fidelity Federal Savings and Loan Association of Tennessee of record in Book 7901, page 981, RODC, Tennessee. ~~And Assumption and Modification Agreement being recorded simultaneously herewith.~~

unimproved ( )
This is improved (X) property, known as 4048 Scotwood Drive, Nashville, TN 37211
(House Number) (Street) (P. O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hand s this 14th day of September, 19 90

Samuel M. Wheeler

Amy R. Wheeler

STATE OF TENNESSEE
County of Williamson

BOOK 8196 PAGE 277

Personally appeared before me, Samuel M. Wheeler and wife, Amy R. Wheeler

with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.
xx they

Witness my hand, at office, this 14th day of September, 1990

Commission expires 11-27-93

Notary Public

STATE OF TENNESSEE
County of _____

Personally appeared before me, _____

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 the _____ 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 _____ day of _____, 19____.

Commission expires _____

Notary Public

RE-RECORD BOOK 8198 PAGE 365

RE-RE-RECORD BOOK 10014 PG 917

5821.3

IDENTIFICATION REFERENCE

SEP 18 1 04 PM '90

FELIX Z WILSON JR REGISTER
DAVIDSON COUNTY, TN

06.00

Prepared by:

RE-RECORD

57429

IDENTIFICATION REFERENCE

SEP 14 1 46 PM '90

FELIX Z WILSON JR REGISTER
DAVIDSON COUNTY, TN

WARRANTY DEED

FROM

Samuel M. Wheeler and wife, Amy R. Wheeler

TO

Gabriel Tompkins and wife, Sheila M. Tompkins

294.43 9017 09/14 0101 03CHECK

6.00 9536 09/18 0101 03CHECK

RE-RECORD

Scrivener's Affidavit

Exhibit "A"
To the Re-recordation of the Warranty Deed... Wheeler to Tompkins
Recorded originally at Book 8198, page 364, RODCT

RE- RE-RECORD

PAGE 10014 918

STATE OF TENNESSEE:
COUNTY OF DAVIDSON:

Comes now the Affiant, Jeffrey W. Combos, Attorney at Law, being of lawful age and duly sworn, and does make oath and state as follows:

1. I was a partner/principal in the firm of Settles, Combos, etal, First American Center, Nashville, Tennessee 37236, which has now been dissolved; and,

2. Said firm did cause to be prepared a certain Warranty Deed dated September 14, 1990, by and between Samuel M. Wheeler, et ux, Grantors to Gabriel Tompkins, et ux, Grantees, as of record at Book 8196, page 276, Register's Office for Davidson County, Tennessee; and,

3. Whereas, the legal description in said deed contains an inadvertent typographical error, wherein the property is described as Lot No. 49, when in fact the correct description is Lot No. 48 on said plan of Woodland Hills, Phase One, in Plat Book 6900, pages 666-669, as amended, in said Register's Office; and,

4. Wherein said deed, the derivation clause correctly states title being vested in said Grantors (Wheelers) by a deed of record at Book 7901, page 978, said Register's Office, and in which deed said Lot No. 48 was all the property conveyed to said Grantors (Wheeler) from Fox Ridge Homes, Inc.; and,

5. Whereas, said Samuel M. Wheeler and wife did not have any right, title or interest in or to said Lot No. 49 but only had such right, title and interest as to said Lot No. 48 (as is evidenced by their deed at said Book 7901, page 978, said Register's Office).

NOW THEREFORE, said deed to Tompkins at Book 8198, page 364, said Register's Office is being re-recorded with this Affidavit attached thereto as Exhibit "A" in order to correct that typographical error, and hereby to correctly state the proper lot conveyed to be Lot No. 48 on the plan of said Woodland Hills, Phase One, as of record at Book 6900, pages 666-669, as amended, said Register's Office.

0171092
IDENTIF. & REFERENCE
RE-RECORD
96 APR 15 AM 9:41
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

IN WITNESS WHEREOF, I execute this Scrivener's Affidavit on this 10 day of April, 1996.

PICK-UP

Jeffrey W. Combos
Attorney at Law

Sworn to and subscribed before me this 10th day of April, 1996.

My Commission Expires: 11/22/97

Notary Public

STATE OF TENNESSEE:
COUNTY OF DAVIDSON:

Personally appeared before me, the undersigned authority, Jeffrey W. Combos, with whom I am personally acquainted, and who acknowledged that he executed this Affidavit for the purposes therein contained. WITNESS my and, at office, this 10th day of April, 1996.

My Commission Expires: 11/22/97

Notary Public

04/10/96 0101 03CHECK 12.00

This Affidavit Prepared By Marbut Glenn Gaston, Jr., Attorney at Law
2211 Crestmoor Rd., Nashville, TN 37215 (615) 385-2804, TN SupCt # 003143