This Instrument Prepared By:
CALLIS & HERSHEY
Attorneys at Law
2745 N. Mt. Juliet Road
P. O. Box 726
Mt. Juliet, TN 37122-0726
(615) 758-5832

10036-376

ADDRESS NEW OWNER:
JAMES K. HANNAH
301 S. Cameron Court
Hermitage, Tennessee 37076

SEND TAX BILL:
To Mortgagee

MORTGAGEE:
FEDERAL SAVINGS BANK OF LITTLE ROCK
2800 Cantrell Road, Suite 500
Little Rock, AR 72202

MAP AND PARCEL:
MAP 64-11A
PARCEL 77

DEED OF CONFIRMATION

This Deed of Confirmation made and entered into on this the 25th day of March, 1996, by CONTINENTAL DEVELOPMENT & CONSTRUCTION, INC., herein called "Grantor", to JAMES K. HANNAH, herein called "Grantee".

RECITALS

WHEREAS, by deed dated October 31, 1989 and recorded in Book 8011, Page 705, Register's Office of Davidson County, Tennessee, which deed is incorporated herein by reference, Grantor conveyed certain property described therein to Grantee, and

WHEREAS, by mistake and inadvertence said deed incorporated herein by reference contains an error in that the instrument was executed by an attorney in fact for the Grantor, said attorney in fact having been appointed by a Power of Attorney which was invalid.

WHEREAS, to prevent difficulties hereafter and to permit recordation of a deed which adequately reflects the true agreement of the parties in every respect, the parties desire to correct the aforesaid error.

CONFIRMATION OF CONVEYANCE

Grantor, in consideration of One Dollar ($1.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, doe hereby give, grant, bargain, sell, convey and forever quitclaim unto Grantee, his heirs and assigns, the following described property, to-wit:

> Land in Davidson County, Tennessee, being Lot No. 77 on the Plan of Caleb Chase, a Planned Unit Development, as of record in Plat Book 6250, Pages 821 and 822, Register's Office for said County, to which plan reference is made for a more complete description.
>
> Being the same property conveyed to Continental Development and Construction Company by warranty deed from Dambridge Development Company of record in Book 7883, Page 888, Register's Office for Davidson County, Tennessee.

This is improved property known as 301 S. Cameron Court, Hermitage, TN 37076.

TO HAVE AND TO HOLD said property, together with all improvements and appurtenances thereunto belonging unto the Grantee, his heirs and assigns, in fee simple forever.

Grantor covenants that, at the date of the deed herein incorporated, Grantor was lawfully seized

and possessed of the within conveyed property, had a good and lawful right to sell, transfer and convey same, that same was free, clear and otherwise unencumbered, except as therein set out, and that Grantor will forever warrant and defend the title thereto against the lawful claims of all persons arising prior to the date of the deed incorporated herein, whomsoever.

The effective date of this conveyance is October 31, 1989. BK/PG: 1003G:377

This instrument executed on this the day and date first above written

CONTINENTAL DEVELOPMENT
& CONSTRUCTION, INC.

BY: _____
KENNETH PSILLAS, PRESIDENT

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned authority, a Notary Public of and for the State and County aforesaid, personally appeared KENNETH PSILLAS, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged himself to be the PRESIDENT of the CONTINENTAL DEVELOPMENT & CONSTRUCTION, INC., the within named bargainor, a corporation, and that he as such PRESIDENT, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by himself as PRESIDENT.

WITNESS my hand and official seal on this the 25 day of March, 1996.

My Commission Expires: November 22, 1997

NOTARY PUBLIC

My commission expires:

STATE OF TENNESSEE
COUNTY OF WILSON

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

AFFIANT

Subscribed and sworn to before me on this 24th day of ~~March~~ April, 1996.

NOTARY PUBLIC

My Commission Expires: January 25, 1997

96 MAY -2 AM 10:54
FILED & RECORDED IN REGISTER
DAVIDSON COUNTY, TN.

MAIL ENV.

IDENTIF. ↑ REFERENCE

0177588

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