BK/M 10097PG 54

96 JUN 25 AM 9:59

0196180

MAIL ENV.

THIS INSTRUMENT PREPARED BY:
RONALD B. BUCHANAN, Attorney at Law
103 Hazel Path Court
Hendersonville TN 37075
(615) 822-5700

DEED OF CORRECTION

WHEREAS, by the Declaration of Covenants, Conditions and Restrictions of Colonial Square of record in Book 6478, Page 335, Register's Office for Davidson County, Tennessee, an individual office designated as Unit No. A, according to Section Four (D) of said document, was to be conveyed to D. Ronald Ingram and wife, Polly Anne Ingram, and John H. Lowe and wife, Nancy Lowe, and an individual office designated as Unit No. D was to be conveyed to John E. Benz; and

WHEREAS, the actual instrument of conveyance to D. Ronald Ingram and wife, Polly Anne Ingram, and John H. Lowe and wife, Nancy Lowe, of record in Book 6478, Page 356, Register's Office for Davidson County, Tennessee, incorrectly conveyed Unit D to D. Ronald Ingram and wife, Polly Anne Ingram, and John H. Lowe and wife, Nancy Lowe, instead of Unit A and the actual instrument of conveyance to John E. Benz of record in Book 6478, Page 352, Register's Office for Davidson County, Tennessee, incorrectly conveyed Unit A instead of Unit D; and

WHEREAS, the aforesaid Declaration of Covenants, Conditions and Restrictions of Colonial Square have been amended by an instrument of record in Book 9945, Page 767, Register's Office for Davidson County, Tennessee, for the purpose of submitting additional property to the horizontal property regime of Colonial Square and to change the designation of the condominium units; and

WHEREAS, the Amended Declaration of Covenants, Conditions and Restrictions of Colonial Square changes the designation of the condominium units such that the correct unit that should be owned by John E. Benz is Unit 1, formerly Unit A of the original Master Deed, and the correct unit that should be owned by D. Ronald Ingram and wife, Polly Anne Ingram, and John H. Lowe and wife, Nancy Lowe, is Unit 4, formerly Unit D of the original Master Deed; and

WHEREAS, a Deed Of Correction was filed of record in Book 9945, Page 765, Register's Office for Davidson County, Tennessee, which is incorrect and should be disregarded; and

WHEREAS, the parties hereto desire to correct and clarify the ownership of their respective individual condominium unit;

NOW, THEREFORE, the undersigned, John E. Benz, does hereby quitclaim and convey to John H. Lowe and wife, Nancy Lowe, a one-half individual interest, and to D. Ronald

12.00

Ingram and wife, Polly Anne Ingram, a one-half individual interest, their heirs and assigns, all of his right, title and interest in Unit A, of Colonial Square, a condominium office building as shown on Site Plan attached as Exhibit B to the Master Deed of record in Book 6478, Page 329, and now described as Unit 4 in the Amended Master Deed of record in Book 9945, Page 767, Register's Office for Davidson County, Tennessee.

BEING the same property conveyed to John E. Benz by deed from Roger Smith, Trustee, of record in Book 6478, Page 352, Register's Office for Davidson County, Tennessee.

NOW, THEREFORE, the undersigned, John H. Lowe and wife, Nancy Lowe; and D. Ronald Ingram and wife, Polly Anne Ingram, do hereby quitclaim and convey to John E. Benz, his heirs and assigns, all of their right, title and interest in Unit D of Colonial Square, a condominium office building as shown on Site Plan attached as Exhibit B to the Master Deed, of record in Book 6478, Page 329, and now described as Unit 1 in the Amended Master Deed of record in Book 9945, Page 767, Register's Office for Davidson County, Tennessee.

BEING the same property conveyed to the grantors by deed from Roger Smith, Trustee, of record in Book 6478, Page 356, Register's Office for Davidson County, Tennessee.

WITNESS OUR HANDS this the 24 day of May, 1996.

JOHN E. BENZ

JOHN H. LOWE

NANCY LOWE

D. RONALD INGRAM

POLLY ANNE INGRAM

STATE OF TENNESSEE
COUNTY OF DAVIDSON

PERSONALLY APPEARED before me, the undersigned, a Notary Public in and for said County and State, the within named John E. Benz, John H. Lowe and wife, Nancy Lowe, D. Ronald Ingram and wife, Polly Anne Ingram, the bargainors, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my Hand and Office Seal at Goodlettsville, Tennessee, this the 24 day of May, 1996.

NOTARY PUBLIC
LARGE

My Comm. Expires: 11-22-97

THE ACTUAL CONSIDERATION OR VALUE OF THIS CONVEYANCE IS $ -0-.

AFFIANT

Sworn to and subscribed
before me on this the
14th day of June,
1996.

NOTARY PUBLIC

My Comm. Expires: 11-22-97

wordsoc\realproj\kent.dee