BK/WP 10101 PG 549

Box 58

CORRECTED
WARRANTY DEED

THIS INSTRUMENT IS TO REFLECT
THE CORRECT LOT

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ - 0 -

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
27TH DAY OF JUNE 19 96

I. DYKE TATUM
Notary Public

MY COMMISSION EXPIRES: 07/26/97
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
TATUM & JONES, ATTORNEYS, 2001 CHARLOTTE AVENUE, SUITE 200, NASHVILLE, TN 37203

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
PAUL D. ERLAND	FIRST UNION MORTGAGE CORPORATION	149-4-218
(NAME)	(NAME)	
2640 SOMERSET DRIVE	P. O. BOX 12701	02DX-02164
(ADDRESS)	(ADDRESS)	
NASHVILLE, TN 37217	ROANOKE, VA 24027-2701	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, CHARLES P. JAMES AND WIFE, BILLIE JAMES

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO PAUL D. ERLAND AND WIFE, JOAN B. ERLAND

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:

LAND in DAVIDSON County, Tennessee, being Lot No. 325, on the Plan of SECTION IX, EDGE-O-LAKE ESTATES, of record in Book 3700, page 131, Register's Office for said County, to which plan reference is hereby made for a more complete and accurate legal description.

BEING the same property conveyed to CHARLES P. JAMES AND WIFE, BILLIE JAMES, by deed from John A. Dodson and wife, Sharon Dodson, of record in Book 5323, page 679, Register's Office for DAVIDSON County, Tennessee.

The property herein conveyed is subject to restrictive covenants of record in Book 4145, page 195, said Register's Office, and to the matters set forth in the above referenced plan of record.

SOURCE OF DESCRIPTION: DESCRIPTION OF PREVIOUS DEED OF RECORD

unimproved ( )
This is improved (XX) property, known as 2640 SOMERSET DRIVE (House Number) (Street) NASHVILLE, TN 37217 (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 20TH day of JUNE 19 96

CHARLES P. JAMES

BILLIE JAMES

BK/ 10101 PG 550

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Personally appeared before me, THE UNDERSIGNED, a Notary Public in and for said County and State, the within named CHARLES P. JAMES AND WIFE, BILLIE JAMES

the bargainor S 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 official seal at MURFREESBORO, Tennessee, this 20TH day of JUNE, 19 96

Commission expires [illegible]

Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____ 19_____.

My commission expires _____

Notary Public

0197596
IDENTIFICATION REFERENCE

96 JUL 27 PM 3:38

CLERK
DAVIDSON COUNTY, TN

3731 06/27 03:01 03CHECK 8.00