This Deed is being recorded to correct derivation of prior Deed of record in Book 9447, Page 370, of said Register's Office.

BOOK 10265 PG 386

CORRECTION

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 47,500.00

Rita B. Mitchell
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th DAY OF November, 19 96

NOTARY
Notary Public
PUBLIC AT
LARGE

MY COMMISSION EXPIRES: 4/25/98
(AFFIX SEAL)

WILSON CO. TENN.

THIS INSTRUMENT WAS PREPARED BY
Harold Reeves, Attorney, P.C., 1281-G N. Mt. Juliet Road, Mt. Juliet, Tennessee 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Randell D. Sands	Prudential Home Mortgage Company	MAP 73-7
(NAME)	(NAME)	
2609 Tate Court	P.O. Box 19489	PARCEL 171
(ADDRESS)	(ADDRESS)	
Nashville, Tennessee 37214	Springfield, Illinois 62794-9489	
(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, Marcia L. Merrill, heir at law of Christine Broadrick

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Randell D. Sands, Unmarried

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. 4A of the Zone Lot Division of Lot Nos. 1,2,4,5,6, and 7, of Cabin Hill, Section 2, of record in Plat Book 6250, Page 666, amending Plat Book 6050, Page 145, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description of said lot.

BEING the same property conveyed to Herbert J. Broadrick and wife, Christine M. Broadrick by Quitclaim deed of record in Book 8076, Page 17, Register's Office for Davidson County, Tennessee. Being further conveyed to Christine Broadrick by Quitclaim Deed from Herbert J. Broadrick of record in Book 8794, Page 239, said Register's Office. The said Christine Broadrick having since been deceased and the said Marcia L. Merrill, being the only heir at law of the said Christine Broadrick.

This is the same description as in previous deed of record.
Subject to Charter of record in Book 6560, Page 154, By-Laws of record in Book 6430, Page 530, and Restrictions of record in Book 6430, Page 508, said Register's Office.
This conveyance is subject to setback lines and recorded easements of record in Book 6050, Page 145 and amended in Book 6250, Page 666, said Register's Office.

unimproved ( )
This is improved (X) property, known as 2609 Tate Court, Nashville, Tennessee 37214
(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 my hand S this 18th day of November 19 96

Marcia L. Merrill
Marcia L. Merrill

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Marcia L. Merrill

the bargainor ____ with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained. Witness my hand and official seal at Mt. Juliet, Tennessee, this 18th day of November 19 96

Commission expires 4/2/98

Louise A. Jones
Notary Public

NOTARY PUBLIC AT LARGE WILSON CO. TENN.

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

0248433
IDENTIF. ↑ REFERENCE

96 NOV 20 PM 2:39
FELIX A. ROLLINS REGISTER
DAVIDSON COUNTY, TN.

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