THIS INSTRUMENT PREPARED BY:

Homer R. Ayers, Attorney At Law
P. O. Box 904
303 Frances Street
Goodlettsville, Tennessee 37070-0904

Corrected Warranty Deed

ADDRESS NEW OWNERS:	PERSON OR ENTITY RESPONSIBLE FOR PAYMENT OF REAL PROPERTY TAXES:	MAP-PARCEL NOS.
David W. Howard, et ux 1624 Pawnee Trail Madison, TN 37115	Same as New Owner	Map 24 Parcel 66 Field Book 10D 28890

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, OLLIE AIRES REDDING A/K/A OLLIE A. REDDING A/K/A OLLIE AIRES REDING A/K/A OLLIE AYERS REDDING A/K/A OLLIE AYERS REDING, by and through her Attorney In Fact, Edna R. Burlason, a widow, hereinafter referred to as the "GRANTOR", has bargained and sold, and by these presents does transfer and convey unto DAVID W. HOWARD and wife, VIRGINIA H. HOWARD, hereinafter referred to as 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 a certain parcel of land located in the 11th Councilmanic District of Nashville-Davidson County, Tennessee, and being further described as follows:

Beginning at a concrete monument situated in the southerly margin of Brick Church Pike; said concrete monument being a common property corner of Lot #1 of the Alice G. Hitt Estate as recorded in Book 6200, page 568, RODC, TN, and the Frank Reding property as recorded in Book 1225, page 197, RODC, TN; thence leaving the said margin of Brick Church Pike and along the common boundary of the said Alice G. Hitt Estate and the Frank Reding property N 89 deg. 16' 50" E 448.68 feet to an iron rod; the point of beginning of the herein described tract; thence, continuing with the same line N 89 deg. 16' 50" E 147.58 feet to an iron rod; thence, leaving the said common boundary line of Reding and Lot #1 and along a new line S 00 deg. 43' 10" E 147.50 feet to an iron rod; thence, S 89 deg. 16' 50" W 147.58 feet to an iron rod; thence, N 00 deg. 43' 10" W 147.58 feet to the point of beginning, containing 0.50 acres (21,780 square feet), more or less.

BEING a part of the same property conveyed to Frank Redding, Sr. and wife, Ollie Aires Redding, by deed of record in Book 1225, page 197, Register's Office for Davidson County, Tennessee. The said Frank Redding, Sr. died on September 14, 1977, at which time the said real property became vested in his widow, Ollie Aires Redding a/k/a Ollie Aires Reding.

The current mailing address for said property is 5015 Brick Church Pike, Goodlettsville, TN 37072.

The legal description, as hereinabove set forth, was prepared from a survey dated September 25, 1996, by Charles M. Moran, Registered Land Surveyor, License Number 970.

Frank Redding, Sr. is one and the same person as Frank Reding, Sr. and Ollie Aires Redding is one and the same person as Ollie A. Redding, Ollie Aires Reding, Ollie Ayers Redding and Ollie Ayers Reding.

EASEMENT FOR INGRESS AND EGRESS: The GRANTOR further conveys to the GRANTEES, their heirs or assigns, a permanent, perpetual easement for ingress and egress across the remaining property of the GRANTOR, said easement extending 25

feet in width onto the GRANTOR'S remaining property from the new common property line separating the GRANTOR'S property from the GRANTEES' property running from a concrete monument in the southerly margin of Brick Church Pike South 89 deg. 16' 50" West 448.68 feet to an iron pin. (See the Plan of the Resubdivision of Lot No. 1 of the Alice G. Hitt Estate of record in Book 8250, page 647, Register's Office for Davidson County, Tennessee.)

TO HAVE AND TO HOLD the said tract or parcel of land, and easement for ingress and egress, with the appurtenances, estate, title and interest thereto belonging unto the said GRANTEES, their heirs and assigns, forever.

And the GRANTOR does covenant with the said GRANTEES, that she is lawfully seized and possessed of said land in fee simple, has a good right to convey it and warrants that the same is unencumbered, except as follows:

1. State and County taxes for the year 1996, which will be paid by the GRANTOR on or before February 28, 1997, without proration.

2. Subject to any part of the said property that is within the metes and bounds of a right of way granted to Davidson County, Tennessee, of record in Book 2445, page 519, Register's Office for Davidson County, Tennessee.

3. Subject to any and all matters as shown on the Plan of record in Book 8250, page 647, Register's Office for Davidson County, Tennessee.

4. Subject to Greenbelt rollback taxes which will be paid in full, without proration, by the GRANTOR, when due.

And the GRANTOR does further covenant and bind herself, her heirs and representatives to warrant and forever defend the title to the said land and easement unto the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever.

The GRANTOR warrants that all debts and obligations owing by Frank Redding, Sr. a/k/a Frank Reding, Sr., during this lifetime or by reason of this death, have been fully paid and satisfied.

EDNA R. BURLASON executes this deed and easement as Attorney In Fact for Ollie Aires Redding a/k/a Ollie Aires Reding pursuant to and in accordance with a Power of Attorney executed by Ollie Aires Reding on December 23, 1994 and filed for record on October 10, 1996, in Book 10222, page 38, Register's Office for Davidson County, Tennessee.

THIS DEED IS MADE TO CORRECT CERTAIN DEFECTS APPEARING IN THE DEED OF RECORD IN BOOK 10223, PAGE 186, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE AND TO CONVEY THE EASEMENT FOR INGRESS AND EGRESS, AS SET FORTH HEREIN.

WITNESS our hands on this the 22 day of November, 1996.

"GRANTOR"

Ollie Aires Redding

OLLIE AIRES REDDING
A/K/A OLLIE AIRES REDING
BY: Edna R. Burlason, Attorney In Fact

"GRANTEES"

David W. Howard

DAVID W. HOWARD

Virginia H. Howard

VIRGINIA H. HOWARD

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

On this the 22 day of November, 1996, before me, personally appeared EDNA R. BURLASON, to me known to be the person who executed the foregoing instrument on behalf of OLLIE AIRES REDDING A/K/A OLLIE AIRES REDING, and acknowledged that she executed the same as the free act and deed of the said OLLIE AIRES REDDING A/K/A OLLIE AIRES REDING.

WITNESS my hand and official seal this the 22 day of November, 1996.

Patsy C. Davidson
NOTARY PUBLIC

My Commission Expires: 12/6/97

PATSY C. DAVIDSON
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TN
MY COMMISSION EXPIRES:
DECEMBER 6, 1997

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, DAVID W. HOWARD and wife, VIRGINIA H. HOWARD, 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, at office, this the 22 day of Nov., 1996.

Patsy C. Davidson
NOTARY PUBLIC

My Commission Expires: 12/6/97

PATSY C. DAVIDSON
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TN
MY COMMISSION EXPIRES:
DECEMBER 6, 1997

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

The actual consideration or value, whichever is greater, for this transfer is None, the transfer tax having been paid on the original Deed filed for record in Book 10223, page 186, Register's Office for Davidson County, Tennessee.

David W. Howard
Affiant

Sworn to and subscribed before me, this the 22 day of November, 1996.

Patsy C. Davidson
NOTARY PUBLIC

My Commission Expires: 12/6/97

PATSY C. DAVIDSON
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TN
MY COMMISSION EXPIRES:
DECEMBER 6, 1997

0249827
IDENTIF. A REFERENCE

96 NOV 25 P1 12: 24
FELIX A. ... REGISTER
DAVIDSON COUNTY, TN.

PICK-UP

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