This Instrument Prepared By:
HAROLD REEVES, ATTORNEY P.C.
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Nashville, TN 37217
(615) 361-6679

File Box 24

BOOK 10283 PG 970

ADDRESS NEW OWNER:
Marlin H. Brown and Carol Brown
311 Edith Street
Nashville, Tennessee 37207

SEND TAX BILL:
To Owner

MAP AND PARCEL:
MAP 71-11
PARCEL 80
12D-51275

CORRECTION WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, Betty L. McEachron now Newbern, married hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto Marlin H. Brown and wife, Carol Brown, 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:

WHEREAS BY ERROR AND INADVERTENCE THE DESCRIPTION OF THE PROPERTY CONVEYED TO MARLIN H. BROWN AND WIFE, CAROL BROWN BY DEED OF RECORD IN BOOK 4968, PAGE 860, SAID REGISTER'S OFFICE WAS INCORRECT:

NOW THEREFORE, IT IS THE INTENT OF THIS CORRECTION DEED TO CORRECT THE DESCRIPTION AND CONVEY THE FOLLOWING PROPERTY THEREBY CORRECTING THE CHAIN OF TITLE THROUGH SUBSEQUENT CONVEYANCES.

BEING part of Lot No. 3 of the William White Heirs' Property of record in Book 332, Page 78, Register's Office for Davidson County, Tennessee.

SAID part of Lot No. 3 fronts 50 feet on the on the northerly margin of Edith Street and runs back between parallel lines 100 feet to a line in the rear measuring 50 feet thereon.

Being the same property conveyed to Thomas H. McEachron and wife, Betty L. McEachron, by deed from D. C. Webb and wife, Ophelia Webb of record in Book 3341, Page 36, Register's Office for Davidson County, Tennessee. The said parties having since divorced and by Divorce Decree, #53718, property was vested in Betty L. McEachron.

BY DEED OF RECORD IN BOOK 5507, PAGE 631, said Register's Office, Carol Brown, unmarried, divested from Marlin Herschel Brown and vested in Nancy Carol Brown by Divorce Decree in the First Circuit Court, #87717, conveyed said property to Clifford S. Hamilton and wife, LaVina B. Hamilton, and

BY DEED OF RECORD IN BOOK 6280, PAGE 914, said Register's Office, Clifford S. Hamilton and wife, LaVina B. Hamilton conveyed said property to Clement & Gentry Joint Venture, a joint venture composed of James Gary Clement and Gary B. Gentry and wife, Elvie J. Gentry, and

BY QUITCLAIM DEEDS OF RECORD IN BOOK BOOK 7484, PAGE 325, AND BOOK 8061, PAGE 720, James Gary Clement and Clement & Gentry Joint Venture conveyed said property to Gary B. Gentry and wife, Elvie J. Gentry, and

BY FINAL DECREE AND MARITIAL DISSOLUTION AGREEMENT OF RECORD IN BOOK 9725, PAGE 134, said Register's Office, said property was divested from Elvie J. Gentry and vested in Gary B. Gentry, and

BY DEED OF RECORD IN BOOK 9725, PAGE 146, said Register's Office, Gary B. Gentry, unmarried, conveyed said property to Carl V. Sharp.

Earl H. Newbern joins in the execution of this instrument to convey whatever interest he may have, especially marital rights.

This is improved property known as 311 Edith Street, Nashville, TN 37207.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Marlin H. Brown and wife, Carol Brown, their heirs and assigns, forever; and we, Betty L. McEachron Newbern and husband Earl H. Newbern 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 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 shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this the 6th day of December, 1996.

Betty L. McEachron Newbern
Betty L. McEachron Newbern

Earl H. Newbern
Earl H. Newbern

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Betty L. McEachron Newbern and Earl H. Newbern 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 Warranty Deed for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this the 6th day of December, 1996.

Gene W. Floyd
NOTARY PUBLIC

My Commission Expires: 3/22/97

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $ NONE.

Betty L. Newbern
AFFIANT

Subscribed and sworn to before me this 6th day of December, 1996.

Gene W. Floyd
NOTARY PUBLIC
My Commission Expires: 3/22/97

0253741
IDENTIF. ↑ REFERENCE

96 DEC -9 AM 8:22
FELIX Z. BRASFIELD REGISTER
DAVIDSON COUNTY, TN.

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