0261653

IDENTIF. & REFERENCE

PREPARED BY (AND RETURN TO):
WILKINS & IVEY
Attorneys-at-Law
2405 Cresmoor Road; P.O. Box 150157
Nashville, Tennessee 37215-0157
Ph. (615) 298-3312 - Fax. 292-8746
W & I Ref: (PWJr/fs) Title No: 38358
Dav. Co. File: Box 8

97 JAN 6 AM 8:52 CHECK 8.00
REGISTER
DAVIDSON COUNTY, TN.

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
J. Melville Armstrong 108 Fairmont Place Nashville, Tennessee 37203	SAME

TAX MAP-PARCEL NUMBERS: 104-6-G-8, 2W13113

BOOK 10311 PG 90

WARRANTY DEED OF CORRECTION

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Fairmont Associates, a Joint Venture composed of Roy. S. Jones Construction Co., Inc., and Aberdeen Properties, Inc.,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **J. Melville Armstrong** and spouse, **Kay W. Armstrong,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

A Condominium Apartment in Davidson County, Tennessee, being Unit No. 108 of Fairmont Square I, a horizontal property regime pursuant to the Tennessee Horizontal Property Act, as shown on the Plan of record in Book 6250, Page 310, Register's Office for said County, to which source reference is hereby made for more complete details of description, together with the said Apartment's appurtenant undivided interest in the general and limited common elements of the Condominium.

Being part of the same property conveyed to Fairmont Associates, a Joint Venture, by deed of record in Book 6445, Page 609, Register's Office for said County.

This instrument is executed to correct a deed executed by the said Grantor on April 29, 1985, and recorded in Book 6558, Page 603, said Register's Office, for the purpose of conveying the aforesaid property to J. Melville Armstrong and wife, Kay W. Armstrong; which deed incorrectly described the property intended to be conveyed and upon which the acknowledgment was incomplete.

This is improved property, known as: 108 Fairmont Place, Nashville, Tennessee 37203

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF on December 27, 1996.

Fairmont Associates, a Joint Venture
By: Roy S. Jones Construction Co., Inc.,
Joint Venturer

By: Roy Jones, President

Fairmont Associates, a Joint Venture
By: Aberdeen Properties, Inc., Joint
Venturer

By: Campbell Brown

State of Tennessee
County of Davidson

Before the undersigned, appeared Roy S. Jones, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged and was identified as President (or other officer authorized to execute this instrument) of **Roy S. Jones Construction Co. Inc.**, a Corporation which is a partner in **Fairmont Associates Joint Venture**, the within named bargainor, and the execution of the foregoing instrument as such officer for the purposes therein contained, by signing in the name of the corporation as such officer to signify its execution of this instrument as the free act and deed of the said Fairmont Associates Joint Venture.

Witness my hand and official seal on December 27, 1996.

Thomas E Bioriconi
Notary Public

THOMAS E. BIANCONI NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires: 1-29-2000

State of Tennessee
County of Davidson

Before the undersigned, appeared Campbell Brown with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged and was identified as President (or other officer authorized to execute this instrument) of **Aberdeen Properties, Inc.**, a Corporation which is a partner in **Fairmont Associates Joint Venture**, the within named bargainor, and the execution of the foregoing instrument as such officer for the purposes therein contained, by signing in the name of the corporation as such officer to signify its execution of this instrument as the free act and deed of the said Fairmont Associates Joint Venture.

Witness my hand and official seal on Dec 27, 1996.

Notary Public

PERCY WILKINS, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
EXP. 5-28-2000

My Commission Expires: _____

State of Tennessee
County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ -0-. This instrument is a deed of correction and the applicable transfer tax was paid with recording of the deed corrected hereby, which deed is of record in Book 6558, Page 603, Register's Office for Davidson County, Tennessee

J. Melville Armstrong
Affiant

Sworn and subscribed before me on 1-3, 1997.

Notary Public

PERCY WILKINS, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
EXP 5-28-2000

My Commission Expires: _____