0290037

IDENTIF. & REFERENCE

Box 34

This Instrument was Prepared By:
Leon Sharber, Attorney
1161 Murfreesboro Rd., Ste. 505
Nashville, TN 37217

97 APR -2 PM 2:12

REGISTER
DAVIDSON COUNTY, TN.

DEED OF CORRECTION

BOOK 10402 PG 141

ADDRESS NEW OWNER(S)	**SEND TAX BILLS TO:**	**MAP - PARCEL NOS:**
Thelma Hardy 2608 Old Buena Vista Pike Nashville, TN 37210	SAME	Map 070-07 Parcel 60.00

This deed made and entered into this 17th day of March, 1997, by and between Vernon C. Dickerson, unmarried, party of the first part and Thelma Hardy, unmarried, party of the second part;

4558 04/02 0101 03CHECK 16.00

WITNESSETH:

That whereas, said First Party, by deed dated August 23, 1996, and recorded in Book 10166, Page 762, Register's Office for Davidson County, Tennessee, conveyed to said Second Party,

BEING part of Lot 54 and 55 on Haynies Free Silver Plan of Lots, as of record in Book 332, page 46, Register's Office, including Lot 5, as shown on the unrecorded Map showing a Subdivision of part of said lot made for Annie O. Miller, by Hickerson-Miller Engineers Surveyors, and described according to a survey made by C. J. Carney, Surveyor, dated Oct. 19, 1960, as follows:

BEGINNING at a point in the centerline of Old Buena Vista Pike, opposite the north margin of Lincoln Street; thence along the north margin of Lincoln Street, N 82 deg. 30' E 401 ft to a point at the corner of Lots 53 and 54; thence with the line between said lots, N 7 deg. 58" W 572 ft to the northerly corner of said lots, in the south line of Ray Lands; thence with Ray's south line, N 79 deg. 30' W 585 ft to a stump, at the corner of Lot 1, Miller's unrecorded plan; thence along the east line of Lots 1 to 4, Miller's Plan, and along the east line of the Porter Buford Property, S 42 deg. 30' E 532 ft, and S 4 deg. 30' E 212 ft to the north line of Lot 5, of Miller's Plan, at Buford's southeast corner; thence N 82 deg. 30' W 175 ft to the centerline of Old Buena Vista Pike; thence with the centerline of same, S 33 deg. E 119 ft to the beginning.

and whereas, it was intended by all of the parties thereto that said deed should recite as follows:

BEING Lot No. 53 on the Map of Part of Free Silver Plan, as of record in Book 332, page 46, Register's Office for Davidson County, Tennessee, described as follows:

BEGINNING at a point in the northerly margin of Lincoln Street, at the corner of Lots 53 and 54; thence with the line between said lots, northerly 572 feet to a point; thence south 79 ¼ deg. E 320.2 ft to the corner of Lots 52 and 53; thence with the line between said lots, southerly 473 feet to the north margin of Lincoln Street, thence with the margin of the same westerly 300 feet to the beginning, containing 3.59 acres, more or less.

and

BEING part of Lot 54 and 55 on Haynie's Free Silver Plan of Lots, as of record in Book 332, page 46, Register's Office, including Lot 5, as shown on the unrecorded Map showing a Subdivision of part of said lot made for Annie O. Miller, by Hickerson-Miller Engineers Surveyors, and described according to a survey made by C. J. Carney, Surveyor, dated Oct. 19, 1960, as follows:

BEGINNING at a point in the centerline of Old Buena Vista Pike, opposite the north margin of Lincoln Street; thence along the north margin of Lincoln Street, N 82 deg. 30' E 401 ft to a point at the corner of Lots 53 and 54; thence with the line between said lots, N 7 deg. 58' W 572 ft to the northerly corner of said lots, in the south line of the Ray Lands; thence with Ray's south line, N 79 deg. 30' W 585 ft to a stump, at the corner of Lot 1 to 4, Miller's unrecorded plan; thence along the east line of Lots 1 to 4, Miller's Plan, and along the east line of the Porter Buford Property, S 42 deg. 30' E 532 ft, and S 4 deg. 30' E 212 ft to the north line of Lot 5, of Miller's Plan, at Buford's southeast corner; thence N 82 deg. 30' W 175 ft to the centerline of Old Buena Vista Pike; thence with the centerline of same, S 33 deg. 119 ft to the beginning.

instead of the recitation contained in the aforementioned deed which was in error; and whereas, all of said parties desire to correct said error;

Now therefore, said Vernon C. Dickerson, unmarried in consideration of Ten dollars, to her paid, do hereby bargain, sell and convey unto said Thelma Hardy, unmarried the following described real estate located in Davidson County, Tennessee:

BEING Lot No. 53 on the Map of Part of Free Silver Plan, as of record in Book 332, page 46, Register's Office for Davidson County, Tennessee, described as follows:

BEGINNING at a point in the northerly margin of Lincoln Street, at the corner of Lots 53 and 54; thence with the line between said lots, northerly 572 feet to a point; thence south 79 ¼ deg. E 320.2 ft to the corner of Lots 52 and 53; thence with the line between said lots, southerly 473 feet to the north margin of Lincoln Street, thence with the margin of the same westerly 300

feet to the beginning, containing 3.59 acres, more or less.

For source of title reference is hereby made to Book 1728, page 342, Register's Office for Davidson County, Tennessee.

Subject to any and all existing easements, restrictions and building setback lines of record.

and

BEING part of Lot 54 and 55 on Haynie's Free Silver Plan of Lots, as of record in Book 332, page 46, Register's Office, including Lot 5, as shown on the unrecorded Map showing a Subdivision of part of said lot made for Annie O. Miller, by Hickerson-Miller Engineers Surveyors, and described according to a survey made by C. J. Carney, Surveyor, dated Oct. 19, 1960, as follows:

BEGINNING at a point in the centerline of Old Buena Vista Pike, opposite the north margin of Lincoln Street; thence along the north margin of Lincoln Street, N 82 deg. 30' E 401 ft to a point at the corner of Lots 53 and 54; thence with the line between said lots, N 7 deg. 58' W 572 ft to the northerly corner of said lots, in the south line of the Ray Lands; thence with Ray's south line, N 79 deg. 30' W 585 ft to a stump, at the corner of Lot 1, Miller's unrecorded plan; thence along the east line of Lots 1 to 4, Miller's Plan, and along the east line of the Porter Buford Property, S 42 deg. 30' E 532 ft, and S 4 deg. 30' E 212 ft to the north line of Lot 5, of Miller's Plan, at Buford's southeast corner; thence N 82 deg. 30' W 175 ft to the centerline of Old Buena Vista Pike; thence with the centerline of same, S 33 deg. E 119 ft to the beginning.

For source of title reference is hereby made to Book 3185, page 515, Register's Office for Davidson County, Tennessee.

Subject to any and all existing easements, restrictions and building setback lines of record.

To have and hold the above described real estate, together with all improvements thereon, unto Thelma Hardy, unmarried, her heirs and assigns, in fee simple forever.

And First Party convenants that she was duly seized and possessed of said property on the 23rd day of August, 1996; that she had a perfect right to convey the same; that the same was free and clear of all encumbrances, except taxes for the year 1996, which taxes were prorated between the parties; and the title to said property, First Party will forever warrant and defend against the claims and demands of all persons whomsoever.

Witness our hands on this the 17th day of March, 1997.

VERNON C. DICKERSON

STATE OF TENNESSEE

BOOK 10402 PG 144

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Vernon C. Dickerson, unmarried, 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 foregoing instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 17th day of March, 1997.

LAURA L. DANIELS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

NOTARY PUBLIC

My Commission expires:

My Commission Expires NOV 28, 1998