PICK-UP

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IDENTIFICATION

THIS INSTRUMENT WAS PREPARED BY:

Michael H. Sneed
Suite 2121, Parkway Towers
Nashville, TN 37219
615/244-2477

BOOK 10539 PG 363

INSTRUMENT OF CORRECTION OF DEED

WHEREAS, *by a deed of record in Book 10327, Page 665, Register's Office for Davidson County, Tennessee,* ***Harvey Lee Epperson, Jr., ("Grantor")*** *conveyed a certain tract [Parcel] of land in Davidson County, Tennessee, to* ***Stephanie Holland ("Grantee");*** *and*

WHEREAS, *by inadvertence and mutual mistake, said deed contained an error in the name of the grantee which was therein described as follows:*

STEPHANIE HOLLAND

WHEREAS, *the Grantee has requested the Grantor to correct said error, and said Grantor has agreed to do so.*

NOW, THEREFORE, *the Grantor,* ***Harvey Lee Epperson, Jr.*** *for the purpose of correcting said error and in consideration of the sum of One and No/100 ($1.00) dollar cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, has bargained and sold and by these presents does transfer and convey unto the said Grantee,* ***Stephanie Epperson****, her heirs, successors and assigns, a certain tract parcel of land in Davidson County, Tennessee, described as follows:*

> ***BEING*** *Lot No. 114 on the map of Craig's Subdivision of the Crownover property, as of record in Book 894, pages 640 and 641, Register's Office for Davidson County, Tennessee.*
>
> ***SAID*** *Lot No. 114 fronts 50 feet on the easterly side of Craig Street, now Hilltop Lane, and runs back between parallel lines 140 feet to a dead line.*
>
> ***BEING*** *the same property conveyed to Bessie C. Napper and son, Roy W. Napper by Installment deed from Harold E. Stewart and wife, Virginia I. Stewart of record in Book 4305, page 647, Register's Office for Davidson County, Tennessee. The said Bessie C. Napper having since deceased and the said Roy W. Napper being the only heir at law.*
>
> *This conveyance is subject to any and all existing easements and restrictions of record.*
>
> *This is improved property commonly known as 3716 Hilltop*

Lane, Nashville, Tennessee 37216.

***BEING** the same property conveyed to **Harvey Lee Epperson** Jr., and wife, **Stephanie H. Epperson,** of record in Book 8256, Page 432, Register's Office for Davidson County, Tennessee.*

Sewer Easement to Metro of record in Book 4319, page 873, Register's Office for said County.

***TO HAVE AND TO HOLD** said land, together with all of the appurtenances, estate, title and interest thereto belonging to said Grantee, her heirs, successors and assigns, in fee simple forever, and Grantor does hereby reaffirm and ratify all covenants, warranties and stipulations made and provided in said deed of record in Book 10327, Page 665, Register's Office for Davidson County, Tennessee, and the entire contents thereof except for the incorrect name of the grantee, as fully and effectively as if the entire instrument were copied herein verbatim containing the correct name of the grantee, and said instrument is accordingly incorporated herein by reference.*

***IN WITNESS WHEREOF,** the said parties hereto have hereunto set their signatures on this the 17th day of July, 1997.*

GRANTOR:

Harvey Lee Epperson Jr.
(Name)

GRANTEE:

Stephanie H. Epperson
(Name)

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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

Harvey Lee Epperson Jr.
HARVEY LEE EPPERSON, JR.

Sworn to and subscribed before me this 17th day of July, 1997.

NOTARY PUBLIC

My Commission Expires: 3/21/98

Said property is conveyed to such limitations, restrictions, and encumbrances as may affect the premises.

***WITNESS** my hand on this the 17th day of July, 1997.*

Harvey Lee Epperson Jr.
HARVEY LEE EPPERSON, JR.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

*Personally appeared before me the undersigned, a Notary Public in and for said County and State, **HARVEY LEE EPPERSON, JR.**, (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within named instrument for the purposes therein contained.*

***WITNESS** my hand and official seal at Nashville, Tennessee on this the 17th day of July, 1997.*

NOTARY PUBLIC

My Commission Expires: 3/21/98