Re-recorded for the purpose of correcting the legal description of the subject property. No additional consideration.

0353919

THIS INSTRUMENT PREPARED BY:
HATCHER ESCROW COMPANY
113 SHIVEL DRIVE
HENDERSONVILLE, TENNESSEE 37075
OUR FILE NUMBER: 6541

97 SEP 30 PM 2:09

FEL[illegible] REGISTER
DAVIDSON COUNTY, TN.

MAP. GROUP. PARCEL.
052-06-0-072.00

RE-RECORD
BOOK 10646 PG 206

4420 09/30 0101 03CHECK 8.00

NEW OWNERS:
J. K. Semeniuk and wife, Connie E. Semeniuk
109 Sugar Maple, South
Hendersonville, Tennessee 37075

9943 10/15 0101 03CHECK [illegible]

SEND TAX BILLS TO:
Owner

BOOK 10627 PG 453

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid, Donald Steven Semeniuk as Executor of the Estate of Dena Beatrice Semeniuk, and individually, by this instrument **QUITCLAIMS** all of the interest of the Estate of Dena Beatrice Semeniuk and Donald Steven Semeniuk, Grantors in the hereinafter described property unto J. K. Semeniuk and wife, Connie E. Semeniuk, their heirs and assigns forever, the property described as follows:

LAND in Davidson County, Tennessee, (SEE PAGE TWO FOR CORRECTED LEGAL DESCRIPTION.)

~~BEING Lot Nos. 60 and 61 on the Map of Madison Heights Subdivision, Section One, a plat of which is of record in Plat Book 1424, Page 6, Register's Office for Davidson County, Tennessee, to which reference is hereby made for further description of said property.~~

The subject property is improved property commonly known as 745 Florence Avenue, Madison, Tennessee 37115.

BEING the same property conveyed to grantors herein by deed of record in Book 4253, Page 149, Register's Office for Davidson County, Tennessee.

Donald Steven Semeniuk, Executor of the Estate of Dena Beatrice Semeniuk, and grantee J. K. Semeniuk, also known as James Keith Semeniuk, (grantee herein) are the sole heirs of Dena Beatrice Semeniuk.

Donald Steven Semeniuk
Donald Steven Semeniuk, individually and as
Executor of the Estate of Dena Beatrice Semeniuk

STATE OF TENNESSEE
COUNTY OF SUMNER

Before me, the undersigned, a Notary Public in and for State and County aforesaid, personally appeared the within named, Donald Steven Semeniuk, with whom I am personally acquainted, and acknowledged that he, individually and as Executor of the Estate of Dena Beatrice Semeniuk executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Hendersonville, Tennessee, this the 18 day of September, 1997.

Notary Public
MY COM. EXPIRES: 2/3/98

NOTARY PUBLIC AT LARGE SUMNER COUNTY TENNESSEE

RE-RECORD
BOOK 10648 PG 207

BOOK 10627 PG 454

STATE OF TENNESSEE
COUNTY OF SUMNER

The actual consideration for this transfer is none. This conveyance is in accordance with an Estate of record in the Probate Office for Davidson County, Tennessee.

AFFIANT

Sworn to and subscribed before me, this 18 day of September, 1997.

NOTARY PUBLIC
MY COM. EXPIRES 2/3/98

RE-RECORD

97 OCT 15 AM 10:23
FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TN.

IDENTIFICATION REFERENCE

0359078

Follows is the correct legal description of the property intended to be conveyed in Record Book 10627, Page 453, RODC. All other things and matters stated in the original recording are unchanged by this re-recording.

CORRECTED DESCRIPTION

745 FLORENCE CIRCLE
MADISON, TENNESSEE 37115

Land in Davidson County, Tennessee, being Lot No. 60 and a triangular part of Lot No. 59, on the Map of Madison Heights Subdivision, Section One, of record in Book 1424, Page 6, Register's Office for sad County, and described as follows:
Beginning at a point in the easterly margin of Florence Avenue at the corner of Lots No. 60 and 61; thence with the line between said lots northeasterly 399.3 feet to a point; thence with the line between Lot No. 60 and, 69, and 70, northerly 109.2 feet to a point; thence the common corner of Lots Nos 59 and 60; thence leaving the line between said lots southwesterly 442.8 feet more or less to a stake in the easterly margin of Florence Avenue, said Stake being 20 feet northwesterly from the corner of Lots Nos 59 and 60; thence with the margin of Florence Avenue southeasterly 120 feet to the point of beginning.

Being the same property conveyed to Dena Beatrice Semeniuk by Deed of record in Book 4253, Page 149, Register's Office for Davidson County, Tennessee.

Donald Steven Semeniuk, individually and as
Executor of the Estate of Dena Beatrice Semeniuk

STATE OF TENNESSEE
COUNTY OF SUMNER

PERSONALLY appeared before me, the undersigned authority, Donald Steven Semeniuk, individually and as Executor of the Estate of Dena Beatrice Semeniuk, with whom I am personally acquainted, and made oath that he executed the foregoing instrument as a free act and deed and for the purposes therein contained.

DONE at office in Hendersonville, TN, on this the 7th day of October, 1997.

NOTARY PUBLIC

MY COMMISSION EXPIRES:
2/3/98