PREPARED BY JERRY W. HAMLIN, ATTORNEY-AT-LAW
ASHLAND CITY, TENNESSEE

| ADDRESS OF NEW OWNER: | SEND TAX BILLS TO: | MAP & PARCEL |
|---|---|---|
| Patty Ward<br>5338 Ridge Road<br>Joelton, TN 37080 | Same | 028-00-0-<br>034.00 |

BOOK 10711 PG 133

**CORRECTION DEED**

This deed of correction is made on the 14th day of ~~October~~ November, 1997, by and between Patty Ward, as Executrix, of Cheatham County, Tennessee, referred to as Grantor, and Patty Ward, as Residuary Beneficiary and Devisee, also of Cheatham County, Tennessee, referred to as Grantee. Recitals:

1. Grantor conveyed a tract or parcel of land to Grantee by Warranty Deed dated September 16, 1994, which is recorded in Book 355, Page 758, Register's Office for Cheatham County, Tennessee.

2. In that instrument an incorrect legal description was utilized.

3. In order to correct the error and set forth the true and correct legal description for the conveyance, and to reflect the true agreement of the parties in every respect, Grantor and Grantee desire to make and execute this deed of correction.

Now, therefore, **PATTY WARD, AS EXECUTRIX**, Grantor, for and in consideration of the sum of **TEN ($10.00) DOLLARS** cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, grants, sells, and conveys, unto **PATTY WARD, AS RESIDUARY BENEFICIARY AND DEVISEE**, Grantee, the following described property:

A certain tract or parcel of land in the 14th, formerly the 24th, Civil District of Davidson County, Tennessee, described as follows:

Beginning at a black gum on the side of the Biggs Road, the S.E. corner of the Rust tract; thence with Rust's line, North 53-1/2 deg. East 7.28 poles to a stake in a hollow; thence with the meanders of said hollow, as follows: North 1-1/4 deg. East 8 poles; North 1/4 deg. West 7-1/4 poles; North 20-1/2 deg. East 11 poles; North 34 deg. East 15 poles; North 22 deg. East 14 poles; North 46-1/2 deg. East 13 poles to a stake 1 pole west of a beech, the N.E. corner of the Rust tract; thence South 87-1/2 deg. East 23.6 poles to a stone; thence North 2-1/2 deg. East 81 poles to a white oak stump; thence with a branch, South 47-1/2 deg. East 53 poles to a stake opposite the mouth of a hollow; thence with the meanderings of said hollow in a southwesterly direction 150 poles to a stake near a spring; thence South 70 deg. West 14.4 poles to a stake; thence South 45 deg. West, 10.6 poles to a point in said Biggs Road; thence with said road, North 40 deg. West 25.1 poles; North 67 deg. West 16 poles; North 30 deg. West 6.4 poles to the beginning and containing 43 acres, more or less.

Being the same property conveyed to Mrs. Omie Biggs by Clerk and Master's deed of record at Book 1560, Page 249, Register's Office for Davidson County, Tennessee. The said Mrs. Omie Biggs, a/k/a Ommie Biggs, died on April 10, 1993, leaving a will dated February 8, 1989, said will having been admitted to probate on the 27th day of May, 1993, in the Probate Court for Davidson County, Tennessee at Docket No. 93P-683.

INCLUDED in the aforementioned description but expressly EXCLUDED herefrom is the following parcel of land located in the 14th District of said County:

Beginning at an iron pin in the northern margin of Ridge Road, E.C. Allen's S.W. corner; thence with Allen's west line, North 57 deg. East 360 feet to an iron pin in a hollow; thence down the hollow, North 25 deg. East 145 feet to an iron pin; thence North 40 deg. 30 min. West 422 feet to an iron pin in the east margin of Biggs' private road; thence with the east margin of said private road, South 24 deg. West 545 feet to an iron pin in the northern margin of Ridge Road; thence with the northern margin of Ridge Road, South 40 deg. 30 min. East 205 feet to the beginning, containing 3.1 acres, more or less. BOOK 10711 PG 134

Being the same property conveyed to Jimmy Ward and wife, Patricia Ward, by deed from Omie Biggs and husband, Ruben Biggs, of record at Book 4637, Page 673, Register's Office for Davidson County, Tennessee.

To have and to hold the above-described property, together with all and singular the rights, ways, and appurtenances belonging or at all appertaining to the premises and Grantor does bind Grantor, Grantor's heirs, successors, and assigns, to warrant and forever defend all and singular the property unto Grantee, Grantee's heirs, successors and assigns against every person lawfully claiming or to claim the above-described property or any part of it.

This deed is executed as a correction deed given and accepted in place of that deed executed by the Grantor to the Grantee as above set forth and is made to correct the above-mentioned error and confirm the deed and it will be effective as of, and retroactive to, the date of the original deed.

Executed on the day, month, and year first above-mentioned.

Patty Ward
PATTY WARD, EXECUTRIX

STATE OF TENNESSEE

COUNTY OF Cheatham

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Patty Ward, in her capacity as Executrix of the estate of Ommie Biggs, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Ashland City Tennessee, this the 14th day of ~~October,~~ November 1997.

Kathy M. Creel
NOTARY PUBLIC

My Commission Expires: 6/27/2001

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STATE OF TENNESSEE

COUNTY OF Cheatham

The actual consideration for this transfer or value of property (whichever is greater) is $ - 0 - .

This is equal to or greater than the property would bring at a fair and voluntary sale.

Kathy Wall
AFFIANT

Sworn to and subscribed before me this the 14th day of ~~October~~, November 1997.

Kathy M. Creel
NOTARY PUBLIC

My Commission Expires: 6/27/2001

03772B5

IDENTIFICATION REFERENCE

97 DEC -5 AM 11:11

REGISTER

PICK-UP

1998 JAN 20 AM 8:01