Mail

THIS INSTRUMENT PREPARED BY: Madison Title Company BOOK 10785 PG 427
P.O. Box 1368
Madison, Tennessee 37116

DEED OF CORRECTION

ADDRESS NEW OWNER(S)	SEND TAX BILLS TO:	MAP-PARCEL
Universal Builders, LLC 14625 Lebanon Road Old Hickory, TN 37138	SAME AS NEW OWNER	P/O 63-04--1.00

THIS DEED OF CORRECTION, made and entered into on the day and date last written by and between Charles E. Rhoten and wife, Carole Rhoten, hereinafter called the GRANTORS; and Universal Builders, LLC, hereinafter called the GRANTEE;

WHEREAS, on the 30th day of December, 1997, by deed recorded in the Register's Office for Davidson County, Tennessee, in Book 10753, page 201, Charles E. Rhoten and wife, Carole Rhoten conveyed to Universal Builders, LLC, certain real property in Davidson County, Tennessee as described in said deed, to which deed reference is hereby made for a more complete description of the property recited; and,

WHEREAS, the deed is irregular because the said property is improperly described; and,

WHEREAS, the parties desire to correct the aforesaid deed.

NOW, THEREFORE, THIS DEED OF CORRECTION WITNESSETH:

That for and in the consideration of the sum of ONE DOLLAR ($1.00) paid by the Grantees to the Grantor, this day, cash in hand, the receipt of which is hereby acknowledged, the Grantor does hereby grant, sell, transfer and convey unto the Grantees the following described real estate, located in the County of Davidson, State of Tennessee, and more particularly described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot Nos. 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 26, 27, 28, 29, and 30 on the Plan of Range Heights Subdivision, Section 2, as of record in Plat Book 8250, page 805, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed Charles E. Rhoten and wife, Carole Rhoten by deed from Howard McDonald and wife, Ann McDonald of record in Book 10483, page 39, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD, the above described real estate together with all the improvements thereof, unto the Grantees, their heirs and assigns, in fee simple forever.

And the Grantor covenants that he was duly seized and possessed of said property on the 30th day of December, 1997; that he had a perfect right to convey the same; that the same was free and clear of all encumbrances, and the title to the said property the Grantor will forever warrant and defend against the claims and demands, of all persons whomsoever.

WITNESS our hands on the day and date acknowledged below.

Charles E. Rhoten, Grantor

Universal Builders, LLC, Grantee

Carole Rhoten, Grantor

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STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me the undersigned, a Notary Public in and for said County and State, Charles E. Rhoten and wife, Carole Rhoten, the within named bargainors, with whom I am personally acquainted (or proven to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 3rd day of February , 1998.

TONI J. EASON NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

NOTARY PUBLIC

My Commission Expires: 1/27/2001

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me the undersigned, a Notary Public in and for said County and State, Robert E. Earheart, Jr. , Manager of Universal Builders, LLC the within named, with whom I am personally acquainted (or proven to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument on behalf of Universal Builders, LLC as Manager for the purposes therein contained.

Witness my hand and official seal this 3rd day of February, 1998.

TONI J. EASON NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

NOTARY PUBLIC

My Commission Expires: 1/27/2001

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