BOOK 10944 PG 889 47

RETURN TO:
This Instrument Was Prepared By:
Castleman Title & Escrow, Inc.
110 Glancy Street, Suite #112
Goodlettsville, TN 37072

INSTRUMENT OF CORRECTION OF QUITCLAIM DEED

WHEREAS, by a Quitclaim deed of record in Book 7863, Page 535, Register's Office for Davidson County, Tennessee, to David Love, Jr. , Trustee ("Grantor") conveyed a certain parcel of land in Davidson County, Tennessee to Goldie Stewart (Grantee); and

WHEREAS, by inadvertence and mutual mistake, said deed contained an error in the description of the land intended to be conveyed which was therein described as follows:

Warranty Deed of property at 1000 W. McKennie G-215752-jmn. Being northwest part of Lot 6 of Block A on the map of Tim H. Moore's Subdivision of Lots Nos. 2, 3 and parts of Lots 4 and 5 in A. W. Johnson and G. P. Smith's Subdivision as of record in Book 332, Page 107. Beginning at the S. E. corner of McKennie and Laurent Ave. thence S. W. 137.8 feet to a point, thence westwardly 68.7 feet to the easterly margin of said Laurent Ave.; thence with the easterly margin of said Laurent Ave. northwardly 140.3 feet to the beginning.

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

NOW, THEREFORE, the Grantor, David Love, Jr., for the purpose of correcting said error and in consideration of the sum of Ten and No/100 ($10.00) Dollars 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, Goldie Stewart, her heirs and assigns, a certain parcel of land in Davidson County, Tennessee, described as follows:

Being the northwest part of Lot No. 6 of Block "A" on the Map of Tim H. Moore's Subdivision of Lots Nos. 2, 3 and parts of Lots nos. 4 and 5, in A. W. Johnson and G. P. Smith's Subdivision, as of record in Book 332, page 107, Register's Office for said County, and being Lot No. 4 on the unrecorded Plan of J. H. Cherry's Subdivision of Lots Nos. 6, 7 and 8 of Block "A" Tom H. Moore's Subdivision, described according to a survey made by Lewis D. Justice, Surveyor, September 20, 1949, as follows:

Beginning at the southeasterly corner of McKennie and Laurent Avenues; thence with the southerly margin of said McKennie Avenue, eastwardly 55 feet to a point; thence southerwardly 139.8 feet to a point; thence westwardly 58.7 feet to the easterly margin of said Laurent Ave.; 140.3 feet to the beginning.

This conveyance is made subject to a sewer easement of record in Book 1782, page 173; and to restrictions of record in Book 1041, Page 53, and in Book 1036, Page 308, all in said Register's Office.

TO HAVE AND TO HOLD said land, together with all of the appurtenances, estate, title and interest thereto belonging to said Grantee, his heirs and assigns, in fee simple forever, and Grantor does hereby reaffirm and ratify all covenants, warranties and stipulations made and provided on said Quitclaim deed of record in Book 7863, Page 535, Register's Office for Davidson County, Tennessee, and the entire contents thereof except for the incorrect description, as fully and effectively as if the entire instrument is accordingly incorporated herein by reference.

Goldie S. Stewart

Richard L. Stewart

Betty A. Stewart

David Love, Jr., Trustee

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STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public within and for the State an County aforesaid, personally appeared Goldie S Stewart, Richard L Stewart, Betty A Stewart, David Love Jr. with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence to be the person described in) and who executed the foregoing instrument, and who acknowledged the execution of the same to be his free act and deed. Witness my hand and official seal at office in Goodlettsville, Tennessee on this the 27th day of March, 1998.

My Commission Expires: 7/2/00

Notary Public

ANITA J. BUSH NOTARY PUBLIC DAVIDSON COUNTY, TN

0441860

IDENTIF. → REFERENCE

98 MAY 26 PM 2:03

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

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