3.0

BOOK 10987 PG 35

WARRANTY DEED OF CORRECTION

PREPARED BY:

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LINCOLN and CRON
Attorney at Law
175 East Main Street
Hendersonville, TN 37075
822-0030
File No. 98-040860

STATE OF TENNESSEE
COUNTY OF SUMNER

The actual consideration or value, whichever is greater for this transfer is $-0-.

Affiant

Sworn to and subscribed before me on this the 22nd day of June, 1998.

NOTARY PUBLIC
My Commission Expires:

MORTGAGEE:

Address New Owner:	Send Tax Bills to:	Map-Parcel
Ms. Carolyn A. Jones	Same	34-7-0A19
619 Glenn Circle		
Madison, TN 37115		

THIS DEED OF CORRECTION made and entered into by and between **JAMES R. LADD, a single person**, hereinafter called the Party of the First Part and **CAROLYN A. JONES,** hereinafter called Party of the Second Part,

Whereas, on the 13th day of April, 1998, by Warranty Deed recorded in the Register's Office for Davidson County, Tennessee, in Book 10882, Page 187, Party of the First Part conveyed certain property in Davidson County, Tennessee, to Party of the Second Part; and

Whereas, said Warranty Deed is irregular because the property is conveyed to CAROLYN A. JONES, a married person and should have been conveyed to CAROLYN A. JONES; and

Whereas, the parties desire to correct the aforesaid deed.

Now, therefore, this deed of correction witnesseth:

Now, for and in consideration of the sum of One Dollar ($1.00), by the Party of the Second Part to the Party of the First Part, this day cash in hand paid, receipt of which is hereby acknowledged, the Party of the First Part does hereby grant, sell, transfer and convey unto the Party of the Second Part the following described real property:

BEING Unit No. 19 on the Plan of Harbor Village, Phase I, of record in Book 6900, Page 37, Register's Office for Davidson County, TN, to which plan reference is hereby made for a more complete description thereof.

BEING the same property conveyed to JAMES R. LADD by instruments of record in Book 8281, Page 750, and Quitclaim Deed of record in Book 10729, Page 848, Register's Office for Davidson County, TN.

This is improved property known as 619 Glenn Circle, Madison, TN 37115.

TO HAVE AND TO HOLD the said tract or parcel of land, with

the appurtenances, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out, and we do further covenant and bind ourselves, our heirs, and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular and the use of any gender shall be applicable to all genders.

WITNESS (my/our) hand(s) this the 8th day of June, 1998, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

James R Ladd

JAMES R. LADD

STATE OF TENNESSEE

COUNTY OF SUMNER

BEFORE me, undersigned, a Notary Public in and for the County and State aforesaid, personally appeared the within named, JAMES R. LADD, the bargainor(s) with whom I am personally acquainted or proved to me on the basis of sufficient information, and who acknowledged the execution of the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Hendersonville, Tennessee, this the 8th day of June, 1998.

Mary V. Brooks

NOTARY PUBLIC

My Commission Expires: 6-24-2001

NOTARY PUBLIC AT LARGE SUMNER COUNTY

0453595

RECEIVED FOR REFERENCE

98 JUN 22 PM 3:51

PICK-UP

4062 06/22 0101 01CASH

8.00