This instrument prepared by:

Monte D. Watkins
Attorney at Law
1510 Parkway Towers
Nashville, TN 37219

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP: 91-08
Joann Davis Mallard	SAME	PARCEL: 309
4008 Clifton Avenue		
Nashville, TN 37209		

DEED OF CORRECTION

WHEREAS, by quitclaim deed of record in Book 11039, page 887, Register's Office of Davidson County, Tennessee, Thomas Davis quitclaimed all his interest to the below described real estate to Joann Davis Mallard; and

WHEREAS, in the legal description was not fully set forth in the deed; and

WHEREAS, the derivation clause was inaccurate and incomplete as required by Tennessee law; and

WHEREAS, the grantor and grantee have requested the above mentioned errors be corrected;

NOW THEREFORE, the said grantor, Thomas Davis, for consideration of love and affection (and no monetary consideration) and for the express purpose of correcting the errors and reconveying same to Joann Davis Mallard , by these presents does hereby quitclaim and convey all his interest unto Joann Davis Mallard, her successors and assigns, the following described tract of land, to wit:

> Land in Davidson County, Tennessee, being Lot No. 14 and the westerly 20 feet of Lot No. 15 on the unrecorded Plan of Block No. 19 on the Plan of Clifton, as of record in Book 21,page 35, Register's Office of Davidson County, described according to a survey made by Hickerson-Miller, Engineers-Surveyors, July 22, 1957, as follows:
>
> Beginning at a point in the northerly margin of Clifton Avenue, north 87 degrees west 248.5 feet, more or less, from the northwest intersection of said Clifton Avenue and 40th Avenue North; thence with the northerly margin of said Avenue north 87 degrees west 50 feet to a point; thence northerly with the westerly line of said Lot 14, 150 feet , more or less, to a point in the southerly margin of a 10 foot alley; thence with the southerly margin of said alley, easterly 50 feet to a point; thence southerly and parallel to the line between said Lots Nos. 14 and 15, 157 feet, more or less to the beginning.
>
> Being the same property acquired by Thomas Davis and Joann Davis Mallard from their parents , Henry Andrew Davis and wife, Josephine S. Davis (both Deceased),by the laws of descent and distribution of record in Book 11036, page 691, Register's Office of Davidson County, TN.

THIS IS IMPROVED PROPERTY KNOWN AS 4008 CLIFTON AVENUE,

NASHVILLE, TN 37209.

SAID property is conveyed subject to such limitations, restrictions and encumbrances as may affect the premises.

IN WITNESS WHEREOF we have hereunto set our hands on this the 6 day of Oct, 1998.

THOMAS DAVIS
THOMAS DAVIS

JoAnn Davis Mallard
JOANN DAVIS MALLARD

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me Joann Davis Mallard a Notary Public in and for said County and State, the within named, THOMAS DAVIS AND JOANN DAVIS MALLARD, the bargainors, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 6 day of Oct, 1998.

NOTARY PUBLIC

My commission expires: My Commission Expires SEPT. 28, 2002

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

I, or we, hereby swear or affirm that the actual consideration for this transfer or value of the property or interest in property transferred, whichever is greater, is $45,000.00, Dollars, which amount is equal to or greater than the amount the property or interest in property transferred would command at a fair and voluntary sale.

JoAnn Davis Mallard
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6 DAY OF Oct, 1998.

NOTARY PUBLIC

My Commission Expires SEPT. 28, 2002

My commission expires: _____

10/06 0101 01CASH 10-00

04971.12
IDENTIF. ▲ REFERENCE

98 OCT -6 PM 4:02

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.