BOOK 11235 PAGE 387

*This instrument was prepared by*
John J. Archer, Atty., 300 Jas. Robertson Pky., 3rd Floor, Nashville, TN 37201

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration given for this transfer is nil.

Grantee or Grantee's Agent

Sworn to and subscribed before me
this 3rd day of December, 1998.

Notary Public / My commission expires 4-28-2001

| ADDRESS NEW OWNER | SEND TAX BILLS TO | MAP & PARCEL ID |
|---|---|---|
| John F. Richardson, Jr., et al<br>2035 Happy Creek Road<br>Seymour, TN 37865 | same | Map 84-15<br>Parcel 154 |

**QUITCLAIM DEED OF CORRECTION**

*Whereas,* by deed of record in Book 5151, page 846, Register's Office for Davidson County, Tennessee, Saint Philip's Episcopal Church conveyed to John F. Richardson and wife, Margaret B. Richardson, the following described tract or parcel of land:

All that tract or parcel of land in the Third Civil District of Davidson County, Tennessee, being Tract #1 on the Subdivision of the property of St. Phillips Episcopal Church, plan of which is recorded in Book 4955, page 79, Register's Office for Davidson County, Tennessee, as follows:

Beginning at an iron pin on the east R.O.W. line of Fairway Drive a distance of 95.33' measured along the east R.O.W. of Fairway Drive from the northwest corner of Lot No. 16 of the Plan of R. D. Stanford's Subdivision of the Lannom Property as of record in Plat Book 547, Page 186, in the Register's Office of Davidson County. Said iron pin being the northwest corner of the property described in deed of record in Book 2537, Page 015 and being the southwest corner of this tract. From said point of beginning running along the east R.O.W. of Fairway Drive N 03° 25' 12" E, 106.027' to a point; thence S 87° 24' 48" E, 215.710' to a point; thence S 03° 25' 12" W, 109.714' to a point; thence N 86° 26' 03" W, 215.688' to the point of beginning.

Being part of the property conveyed to St. Philip's Episcopal Church by deed from Robert W. Sanson, et ux, of record in Book 4149, Page 503, Register's Office, Davidson County, Tennessee.

*And whereas,* St. Philip's Episcopal Church subsequently caused to be recorded in Book 4955, page 113, said Register's Office, a Revised Subdivision of St. Phillips Church Property, and Tract #1 as depicted on the said Revised Subdivision (of record in Book 4955, page 113) contains a greater area of land than does Tract #1 as shown on the original Subdivision (of record in Book 4955, page 79);

*And whereas,* it was the intent of St. Philip's Episcopal Church to convey to the aforesaid John F. Richardson and wife, Margaret B. Richardson, the entire area of land that is shown and depicted as Tract #1 on the said Revised Subdivision of St. Phillips Church Property (of record in Book 4955, page 113);

*And whereas,* the said Margaret B. Richardson predeceased her husband, John F. Richardson, and said John F. Richardson has since died, and by his will of record in Will Book 223, page 438, in the Circuit (Probate) Court Clerk's Office for Davidson County, the said John F. Richardson devised said land to his children, Jean Ann Richardson Hilten and John F. Richardson, Jr.;

*And now, in order to correct and complete* the conveyance of the entire land that was intended to be conveyed to John F. Richardson and wife, Margaret B. Richardson, by the aforesaid deed of record in Book 5151, page 846, said Register's Office, the said **ST. PHILIP'S EPISCOPAL CHURCH** does hereby quitclaim and convey to **JEAN ANN RICHARDSON HIILTEN** and **JOHN F. RICHARDSON, JR.**, the following tract or parcel of land:

Land in Davidson County, Tennessee, being Tract #1 on the Revised Subdivision of St. Phillips Church Property, plan of which is of record in Book 4955, page 113, Register's Office for said County, described according to said plan as follows:

Beginning at an iron pin on the east R.O.W. line of Fairway Drive a distance of 95.33' measured along the east R.O.W. of Fairway Drive from the northwest corner of Lot No. 16 of the Plan of R. D. Stanford's Subdivision of the Lannom Property as of record in Plat Book 547, page 186, in the Register's Office of Davidson County, said iron pin being the northwest corner of the property described in deed of record in Book 2537, page 15, and being the southwest corner of this tract. From said point of beginning running along the east R.O.W. of Fairway Drive, N 03° 25' 12" E, 106.027' to a point; thence S 87° 24' 48" E, 261.72' to a point; thence S 04° 43' 30" W, 110.52' to a point; thence N 86° 26' 03" W, 259.18' to the point of beginning.

Being part of the same property conveyed to St. Philip's Episcopal Church by deed from Robert W. Sanson, et ux, of record in Book 4149, page 503, said Register's Office.

PROPERTY ADDRESS: This is improved property known as 97 Fairway Drive, Nashville, TN 37214.

*Said property is conveyed subject to* all restrictions, easements, liens and other encumbrances as may now affect said property.

*Witness its hand,* this 25TH day of November, 1998.

0520440
IDENTIF. ↑ REFERENCE

98 DEC -3 PM 3:32
BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

MAIL ENV.

ST. PHILIP'S EPISCOPAL CHURCH

by John C. Bender Senior Warden
John Bender, Senior Warden

5372 12/03 0101 03CHECK 10.00

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 25th day of November, 1998, before me personally appeared JOHN BENDER, with whom I am personally acquainted (or whose identity was established by satisfactory evidence), who acknowledged that he, as Senior Warden of ST. PHILIP'S EPISCOPAL CHURCH, being authorized so to do, executed the within instrument for the purposes therein contained, on behalf of and as the act and deed of the maker, the said ST. PHILIP'S EPISCOPAL CHURCH.

I certify that I am a Notary Public authorized to act and now acting within and for the State aforementioned; and I have signed my name and have imprinted my official seal hereon, the day and year above written.

My commission expires 9-29-01

Charles M. Prince
Notary Public

CHARLES M. PRINCE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN