WARRANTY DEED

This deed is being recorded to correct the deed of record in Book 10584, Page 286

CORRECTED DEED

BOOK 11303 PAGE 208

STATE OF **TENNESSEE**
COUNTY OF

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$85,140.03**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE **21ST DAY OF AUGUST, 1997**

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

ANGELA M. LAKE NOTARY PUBLIC AT LARGE RUTHERFORD CO. TENN

THIS INSTRUMENT WAS PREPARED BY
Guaranty Title and Escrow Co., 2711 Murfreesboro Road, Suite 200, Antioch, TN 37013

My Commission Expires 2-19-2002

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Kristen S. Graves	**American Home Funding**	**133-4-30**
(NAME)	(NAME)	
95 Vaden Drive	**2812 Emerywood Parkway**	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	**Richmond, VA 23294**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **Donald F. Robertson and Mildred S. Robertson, unmarried persons**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Kristen S. Graves**, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 217 and part of Lot No. 216 on the Plan of Glenrose Acres, Section II, as of record in Book 1835, Page 136, 137, and 138, Register's Office for Davidson County, Tennessee.

Said Lot No. 217 and part of Lot No. 216 front together 156.0 feet on the south side of Vaden Drive and runs back 110.0 feet on the west line and 149.6 feet on the east line, to a dead line in the rear, on which it measures 120.4 feet thereon.

Being the same property conveyed to Donald F. Robertson and John L. Robertson and wife, Mildred S. Robertson by deed of record in Book 7753, Page 963, Register's Office for Davidson County, Tennessee. The said John L. Robertson having since died.

This conveyance is subject to any and all existing restrictions and easements of record.

This conveyance is subject to a certain Deed of Trust securing the payment of a promissory note to Mortgage Corporation of the South of record in Book 6855, Page164, said Register's Office with a present unpaid balance of approximately $55,890.03 which the Grantees herein hereby assume and agree to pay. The escrow account in connection with said loan is hereby transferred to Grantee.

The grantee assumes the personal obligation of the grantor and/or original mortgagor under the terms of the Note and any instrument, regulations or laws creating the loan to indemnify the Department of Veterans Administration or Federal Housing Administration to the extent of any claim of payment arising from the guaranty or insurance of the indebtedness.

This conveyance is executed on behalf of the grantor by their Attorney-In-Fact recorded herewith.

unimproved ☐
This is improved ☒ property, known as **95 Vaden Drive, Nashville, TN 37211**
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, 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 21st day of August, 1997.

Donald F. Robertson by Gary B. Fisher, Pres.
Donald F. Robertson by Guaranty Title and Escrow Co
acting through its President, Gary B. Fisher

Mildred S. Robertson by Gary B. Fisher, Pres.
Mildred S. Robertson by Guaranty Title and Escrow Co
acting through its President, Gary B. Fisher

State of Tennessee
County of Davidson

On this 5th day of JANUARY, 1999 before me personally appeared Gary B. Fisher, PRESIDENT GUARANTY TITLE & ESC. CO. ~~the person~~ who executed the foregoing instrument on behalf of Donald F. Robertson and wife Mildred S. Robertson and acknowledged that ~~he~~ it executed the same as the free act and deed of the said Donald F. Robertson and wife *, through Power of Attorney granted ~~him~~ it by the said Donald F. Robertson and wife Mildred S. Robertson

Witness my hand and official seal at Nashville, Tennessee this 5th day of JANUARY 1999.

Commission expires:

ANGELA M. LARGE NOTARY PUBLIC WILLIAMSON CO., TENN.

Notary Public

My Commission Expires 2-19-2002

*Mildred S. Robertson

0538500

IDENTIF. & REFERENCE

99 JAN 20 AM 9:19

BILL GARNER, REGISTER
DAVIDSON COUNTY, TN.

4584 01/20 0101 03CHECK 14.00

CORRECTION AGREEMENT -LIMITED POWER OF ATTORNEY

The undersigned Purchaser(s)/Borrower(s) and/or Seller(s), of the property described as, agree, that if requested by Guaranty Title and Escrow Co., to fully cooperate, adjust and correct all **TYPOGRAPHICAL OR CLERICAL ERRORS** discovered in any or all of the closing documentation executed by the undersigned at settlement.

The undersigned appoint Guaranty Title and Escrow Co. and its designee as their attorney-in-fact to correct any such errors, place our initials on documents where changes are made, and/or sign our names to other documents or forms necessary to complete the sale and/or purchase/financing or adjusting or correcting such errors,. In the event this procedure is utilized, the party(ies) involved shall be notified and receive a corrected copy of the changed document (s) from Guaranty Title and Escrow Co.

No changes may be made with this authorization that changes the monetary obligation, payment or cost of any party.

This power of attorney is coupled with an interest and shall be irrevocable and shall not be affected by the subsequent disability or incapacity of the principal(s).

Witness our execution hereof, this 21st day of August, 1997.

BOOK 11303 PAGE 210

SELLER(S)

Donald F. Robertson
Donald F. Robertson

Mildred S. Robertson
Mildred S. Robertson

_____

_____

PURCHASER(S)

Kristen S. Graves
Kristen S. Graves

_____

_____

_____

STATE OF TENNESSEE COUNTY OF DAVIDSON

I hereby certify, that on this 21st day of August, 1997, before me, the subscriber, a Notary Public in and for the State and County aforesaid, personally appeared the above-named Borrower(s) Kristen S. Graves and and Donald F. Robertson and Mildred S. Robertson and Seller(s) known to me or satisfactorily proved to be the person(s) whose name(s) he/she/they subscribed to the within Correction Agreement-Limited Power of Attorney and acknowledge that he/she/they executed the same for the purposed therein contained.

As Witness my hand and Notarial Seal the day and year first above written.

Commission Expires: 10/9/99

Notary Public