0639502

IDENTIF. ↑ REFERENCE

BOX #14A
G#13084-2

This instrument prepared by:
SHERRARD & ROE, PLC (LRK)
424 Church Street, Suite 2000
Nashville, Tennessee 37219

99 SEP 27 AM 9:07

WILL BARNETT REGISTER
DAVIDSON COUNTY, TN.

**Deed of Correction**

Address New Owner(s):
George McCormack Carney and
Edward S. Caldwell and Helen M.
Caldwell Revocable Living Trust
6021 Post Road
Nashville, TN 37205

Send Tax Bills To:
Same

Map/Parcel Nos.
014-300 Cheatham Co.
129-10 Montgomery Co.
083-14-0-223.00 Davidson Co.

BOOK 11675 PAGE 602

WHEREAS, by QuitClaim Deed dated September 18, 1998, of record in Book 11159, page 728, Register's Office for Davidson County, Tennessee, of record in Book 455, page 307, Register's Office for Cheatham County, Tennessee, of record in Book 678, page 1625, Register's Office for Montgomery County, Tennessee ("Deed One"), and by QuitClaim Deed dated September 18, 1998, of record in Book 11159, page 731, Register's Office for Davidson County, Tennessee, of record in Book 455, page 304, Register's Office for Cheatham County, Tennessee, of record in Book 678, page 1622, Register's Office for Montgomery County, Tennessee ("Deed Two") George McCormack Carney and Helen McCormack Caldwell (the "Grantors"), did convey to Charles R. Pullen, Trustee, certain real property located in Davidson County, Cheatham County and Montgomery County, Tennessee and described in Exhibit A attached hereto (the "Property"); and

WHEREAS, by Deed One, Charles Pullen, Trustee, re-conveyed the Property to George McCormack Carney; and

WHEREAS, by Deed Two, Charles Pullen, Trustee, re-conveyed the Property to Helen McCormack Caldwell; and

WHEREAS, Helen McCormack Caldwell died on March 9, 1999 and her interest in the Property vested in the Edward S. Caldwell and Helen M. Caldwell Revocable Living Trust dated March 11, 1998 (the "Trust") pursuant to her Last Will and Testament probated in the Seventh Circuit Court of Davidson County, Tennessee as Docket # 99P-1468; and

WHEREAS, George McCormack Carney and the Co-Trustees of the Trust confirm that Grantors conveyed the Property to Charles R. Pullen, Trustee, for the express purpose of effecting a re-conveyance to create a one-half undivided interest in each Grantor as Tenant-In-Common of the Property with no right of survivorship, as evidenced by the plain language of the instruments;

NOW, THEREFORE, for no consideration but to clarify title to the Property, George McCormack Carney and the Co-Trustees of the Trust hereby quitclaim and convey all interest they may have in the Property to Linda R. Koon, Trustee, and Linda R. Koon, Trustee, does hereby quitclaim and convey the Property to George McCormack Carney and the Trust as Tenants-In-Common with no right of survivorship, each holding a 50% undivided interest in the Property.

346294 03CH EDK 22.00

**The purpose of this instrument is to affirm that George McCormack Carney and the Trust each hold a 50% undivided interest in the Property as Tenants-In-Common with no right of survivorship.**

IN TESTIMONY WHEREOF, George McCormack Carney and the Trust and Linda R. Koon, as Trustee, have executed this deed on the 20th day of September, 1999.

Edward S. Caldwell and Helen M. Caldwell Revocable Living Trust

By: Houston William Caldwell
Houston William Caldwell, Co-Trustee

By: Moses D Miller
Moses D. Miller, Co-Trustee

George McCormack Carney
George McCormack Carney

Linda R. Koon
Linda R. Koon, Trustee

STATE OF TENNESSEE )
COUNTY OF Davidson )

Before me, a Notary Public in and for the County and State aforesaid, personally appeared George McCormack Carney, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), the within named bargainor, and he further acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, at office in Nashville, Tennessee, this 20 day of September, 1999.

Notary Public

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY

My Commission Expires:

5/27/01

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Before me, a Notary Public in and for the County and State aforesaid, personally appeared Houston William Caldwell and Moses D. Miller with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged themselves to be Co-Trustees of the Edward S. Caldwell and Helen M. Caldwell Revocable Living Trust dated March 1, 1998, the within named bargainor, and that they as such fiduciaries, being authorized so to

do, executed the foregoing instrument for the purposes therein contained, by signing on behalf of the Trust as Co-Trustees.

WITNESS my hand and seal at office in Nashville, Tennessee, this 17th day of September, 1999.

Cindy M. Tyler
Notary Public

My Commission Expires:

3/24/01

STATE OF TENNESSEE )
)
COUNTY OF DAVIDSON )

Before me, a Notary Public in and for the County and State aforesaid, personally appeared Linda R. Koon, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), the within named bargainor, and she further acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, at office in Nashville, Tennessee, this 17th day of September, 1999.

Cindy M. Tyler
Notary Public

My Commission Expires:

3/24/01

STATE OF TENNESSEE )
)
COUNTY OF DAVIDSON )

This actual consideration for this transfer is $0.

Leigh McCourie Coury
Affiant

Sworn to and subscribed before me this 20th day of September, 1999.

Notary Public

My Commission Expires: 5/27/01

**EXHIBIT A**

Property Description:

**Two (2) tracts of land in the 6th Civil District of Cheatham County, Tennessee:**

FIRST TRACT: Beginning at a stone, Hollis' corner in Nanney's line; thence with Hollie's line, S. 87° E. 112 poles to a stake in Lick Branch; thence down the branch with its meanders, as follows: S. 55° W. 24 poles; S. 18° W. 32 poles; S. 10½° E. 46 poles; S. 33° E. 20 poles; S. 12½° W. 30 poles and S. 45° W. 27 poles; thence N. 87° W. 32 .5 poles to a double cedar; thence N. 3° E. 75 poles to a stone; thence N. 87° W. 57 poles to a sugar tree stump, Nanney's corner; thence with Nanney line to the beginning as follows: N. 3° E. 67 poles to a stone; N. 6° E. 5.5. poles to a natural stone on side of road; thence N. 66½° E. 10 poles to a stone and N. 3° E. 6 poles to the beginning, containing 71.4 acres more or less.

SECOND TRACT: Beginning at a point in the center of the Dave Nanney Spring Branch and in Dave Nanney's south boundary line, same being the N.E. corner of G. A. Graham's 24 acre tract of land, and running thence S. 85° E. 76½ poles more or less to a small thorn tree, William K. Hollis' corner; thence S. 2° W. 74 poles to a twin cedar; thence S. 85° E. 28½ poles to a pile of rocks on Lick Branch; thence S. 52½° W. 49 poles to a stone and beech pointers in G. F. Sanders (formerly Pardue's) line; thence N. 85° W. 29 poles to a rock and pointers in said Dave Nanney's spring branch; thence northwardly up said branch and with said G. A. Graham's E. boundary line to the beginning, containing 45 acres more or less. Said tract of land above described embraces a small tract of land heretofore conveyed by deed from Wm. H. Nanney to T. B. Frazier et als, School Directors as appears of record in Deed Book "J", Page 565, Register's Office of Cheatham County, Tennessee, said small tract of land containing 42/100 of an acre, more or less, and said tract of land is excluded from this conveyance. Said tract of land is generally bounded as follows: on the north by the lands of J. H. and J. W. McCormac, formerly the Mrs. Vanie McCormac lands; on the E. by the lands of said J. H. and J. W. McCormac, on the S. by the lands of G. F. Sanders and on the West by the Dave Nanney Spring Branch, separating said tract of land from the lands of G. A. Graham, located on the west side of said branch.

Being the same property conveyed to J. H. McCormac and wife, Kate McCormac, by deed from William H. McCormac, a single person, of record in Book 111, Page 349, Register's Office of Cheatham County, Tennessee.

**One (1) tract of land in the 14th Civil District of Montgomery County, Tennessee:**

Beginning at a stone in the west line of what is known as the 10 acre tract, at a point 2 poles south of the southeast corner of the 3 acre tract in the deed later referred to, and running along the west line of said 10 acre tract south 3 west 28 poles to a stone in Nannie's north boundary line; thence with said line south 87 east 43.4 poles to a stake, Buntin's corner, thence with his line north 40 east 18



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poles to a point in a gulley or draw; thence up said gulley or draw with its meanders as follows: north 57 west 20 poles, north 41½ west 14 poles, north 59 west 14 poles, north 76 west 4 poles to a stone on the west bank of said gully or draw; thence on a new line south 48½ west 17½ poles to the beginning, containing 9.3 acres, and being the major part of the 10 acre tract described in a deed to the Grantors of record in Deed Book 92, page 422, in which said deed said 10 acre tract is incorrectly described in that 2 calls were omitted, but which said 10 acre tract is correctly described in a deed from J. W. Hollis et al to C. J. Hollis III, of record in Deed Book 81, page 610 of the Register's office of Montgomery County, Tennessee, to which reference is expressly made.

Being the same property conveyed to William M. McCormac and J. H. McCormack by deed from J. M. Nannie and wife, Essie Nannie, of record in Book 101, Page 523, Register's Office for Montgomery County, Tennessee.

**One (1) tract of land in Davidson County, Tennessee:**

Being Lot No. 9 of Block "C" on the map of the Priest Home Place as of record in Book 161, Page 102, Register's Office for Davidson County.

Said Lot No. 9 fronts 50 feet on the Southerly side of Fatherland Street and runs back between parallel lines 150 feet to an alley.

Being the same property conveyed to Kate A. McCormack by deed from James D. Strickland and wife, Jessie Strickland, of record in Book 2039, Page 108, Register's Office for Davidson County, Tennessee.

William M. McCormack died intestate leaving as his sole and only Heir-At-Law his brother J. H. McCormack. J. H. McCormack died intestate on February 1, 1966, leaving as his sole and only Heirs-At-Law his wife, Kate A. McCormack, and daughters, Helen McCormack Caldwell and Hazel McCormack Carney. Kate A. McCormack died intestate on July 4, 1966, leaving as her sole and only Heirs-At-Law her two (2) named daughters. Hazel McCormack Carney died testate on July 2, 1983, bequeathing and devising all of her property to her husband, Jesse Carney. (Davidson County Probate No. 73-685). Jesse Carney died testate on June 21, 1988, bequeathing and devising all of his property to the only child born of the marriage of Jesse and Hazel McCormack Carney, George McCormack Carney. (Davidson County Probate No. 91-203). Helen McCormack Caldwell died testate on March 9, 1999, bequeathing and devising all of her property to the Edward S. Caldwell and Helen M. Caldwell Revocable Living Trust dated March 11, 1998. (Davidson County Probate No. 99P-1468).

Wherever used, the Surname McCormack has also been spelled as McCormac. Kate A. McCormack is the same person as Kate McCormack.



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