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REFERENCE

PICK-UP

99 SEP 29 AM 8:33

REGISTER
DAVIDSON COUNTY, TN.

BOOK 11679 PAGE 262

*This instrument was prepared, based on information furnished by others, by:*

NIPPERT & NIPPERT
Attorneys at Law
112 South Main Street
Ashland City, Tennessee 37015

*Name and Address of New Owner:*

Gary F. Larson
661 Mormans Arm Rd.
Nashville, Tennessee 37207

*Persons Responsible for Taxes:*

Same

*Map/Parcel No.:* 29-1

**INSTRUMENT OF CORRECTION OF DEED**

WHEREAS, by a deed of record in Deed Book 11623, Page 236, Register's Office for Davidson County, Tennessee, BENNETT L. CURTIS ("Grantor") conveyed a certain parcel of land in Davidson County, Tennessee, to GARY F. LARSON ("Grantee"); and

WHEREAS, by inadvertance and mutual mistake, said deed contained an error in the description of the land intended to be conveyed which was therein described as follows:

Being a tract of land shown on Property Map 29, Assessor's Office, bounded in general by U. S. Highway 41-A on the west, Bianco Road on the north, John Butler on the east, and William Graves and Gary Bennett on the south, more particularly described as follows:

Beginning at an iron pin in a fence on the south side of Bianco Road, said pin being located in the west line of John Butler (ref. Deed Book 8225, Page 365, R. O. D. C.), and said pin being located S. 05 deg. 10 min. 21 sec. E. 26.17 ft. from a reference iron pin near the center of Bianco road, thence leaving the road and with Butler's west line, running generally with the fence, S. 05 deg. 10 min. 21 sec. E. 335.03 ft. to an existing iron pin at a fence intersection in William Graves' north line (ref. Deed Book 2742, Page 328, R.O.D.C.); thence with Graves' north line, running generally with a fence, N. 81 deg. 53 min. 26 sec. W. 138.67 ft. to an iron pin; thence continuing with the fence and eventually running with Gary Bennett's north line (ref. Deed Book 4985, Page 607, R.O.D.C.) for 3 calls:

N. 83 deg. 21 min, 11 sec. W. 354.98 ft. to an iron pin; and N. 78 deg. 57 min. 56 sec. W. 15.54 ft. to an iron pin at a fence corner on the east margin of U.S. Highway 41-A said pin being located N. 14 deg. 42 min. 43 sec. W. 4.69 ft. from a reference concrete R.O.W. monument; thence with the east margin of said highway N. 14 deg. 42 min. 43 sec. W. passing a witness iron pin at 76.49 ft., in all 91.49 ft. to a point on the south margin of Bianco Road, said point being located 10 ft from the centerline of said road; thence leaving Highway 41-A and with the south margin of Bianco Road N. 75 deg. 57 min. 04 sec. E. 77.11 ft to a point, said point being located N. 14 deg. 02 min. 56 sec. W. 15 ft. from a witness iron pin; thence with a curve to the left having the following characteristics:
delta= 03 deg. 33 min. 42 sec.; radius= 2386.65 ft.; arc= 148.37 ft.; tangent= 74.21 ft. chord= N. 74 deg. 10 min. 12 sec. E. 148.34 ft. to a point, said point being located N. 17 deg. 36 min. 39 sec. W. 15 ft. from a witness iron pin; thence N. 72 deg. 23 min. 21 sec. E. 183.49 ft. to a point, said point being located N. 17 deg. 36 min. 39 sec. W. 15 ft. from a witness iron pin; thence with a curve to the right having the following

characteristics:
delta= 03 deg. 33 min. 42 sec.; radius= 2386.65 ft.;arc= 148.37 ft.; tangent= 74.21 ft. chord= N. 74 deg. 10 min. 12 sec. E. 148.34 ft. to a point, said point being located N. 17 deg. 36 min. 39 sec. W. 15 ft. from a witness iron pin; thence N. 72 deg. 23 min. 21 sec. E. 183.49 ft. to a point, said point being located N 17 deg. 36 min. 39 sec. W. 15 ft. from a witness iron pin; thence with a curve to the right having the following characteristics:
delta= 02 deg. 27 min. 54 sec.; radius= 5680.99 ft. arc=244.42 ft.; tangent=122.23 ft.; chord= N. 73 deg. 37 min. 18 sec. E. 244.40 ft. to a point in Butler's west line, said point being located 10 ft from the centerline of the road, thence leaving the road margin and with Butler's S.05 deg. 10 min. 21 sec. E. 15.23 ft. to a point of beginning, containing 3.16 acres more or less, and being the remainder of Deed Book 2598, Page 595 Register's Office, according to a survey date January 25, 1993 by Randolph L. Chapdelaine, R.L.S. #1444 5106 Old Harding Road, Franklin, Tennessee, 37064.

Being the same property conveyed by Jewel D. Simmons to Bennett L. Curtis by quitclaim deed of record in Book 8974, page 788, Register's Office of Cheatham County, Tennessee.

WHEREAS, the Grantee has requested the Grantor to correct said error, and said Grantor has agreed to do so.

NOW, THEREFORE, the Grantor, BENNETT L. CURTIS, for the purpose of correcting said error and in consideration of the sum of Twenty-Thousand Dollars ($20,000.00) Dollars cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, has bargained and sold and by these presents does transfer and convey unto the said Grantee, GARY F. LARSON, his heirs, and assigns, a certain parcel of land in Davidson County, Tennessee, described as follows:

BEING Lot 1 on the plan of Curtis-Hudgens Subdivision, of record in Plat Book 8250, Page 740, Register's Office for Davidson County, Tennessee;

BEGINNING at an iron pin at the intersection of the easterly margin of the Clarksville Highway and the southerly margin of Bianco Road, being the northwest corner of Lot 1; thence, with the southerly margin of Bianco Road, north 75 degrees 57 minutes 04 seconds east, 77.11 feet to an iron pin; thence, continuing with said margin and a curve to the left (having a central angle of 03 degrees 33 minutes 43 seconds and a radius of 2401.65 feet) a distance of 149.31 feet to an iron pin; thence, continuing said margin, north 72 degrees 23 minutes 21 seconds east, 80.23 feet to an iron pin; thence, leaving said margin south 10 degrees 34 minutes 52 seconds east, 196.48 feet to an iron pin; thence, north 83 degrees 21 minutes 11 seconds west, 167.31 feet to an iron pin; thence, north 84 degrees 14 minutes 56 seconds west, 130.76 feet to an iron pin; thence, north 78 degrees 57 minutes 54 seconds west, 15.54 feet to an iron pin on the easterly margin of Clarksville Highway; thence, with said margin, north 14 degrees 42 minutes 43 seconds west, 76.49 feet to the point of beginning, containing 40,517.092 square feet or 0.930 acres.

BEING a part of the same property conveyed by Jewel D. Simmons to Bennett L. Curtis by quitclaim deed of record in Book 8974, page 788, Register's Office of Cheatham County, Tennessee.

TO HAVE AND TO HOLD said land, together with all of the appurtenances, estate, title and interest thereto belonging to said Grantee, his heirs, and assigns, in fee simple forever, and Grantor does hereby reaffirm and ratify all covenants, warranties and stipulations made and provided in said deed of record in Deed Book 11623, Page 236, Register's Office for Davidson County, Tennessee, and the entire contents thereof except

for the incorrect description, as fully and effectively as if the entire instrument were copied herein verbatim containing the correct description, and said instrument is accordingly incorporated herein by reference.

IN WITNESS WHEREOF, the said parties hereto have hereunto set their signatures on this the 28th day of September, 1999.

GRANTOR:

Bennett L. Curtis

Bennett L. Curtis

GRANTEE:

Gary F. Larson

Gary F. Larson

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

**ACKNOWLEDGMENT**

**STATE OF TENNESSEE )**
**COUNTY OF CHEATHAM )**

Personally appeared before me, **M. Kevin Heffelman**, a Notary Public in and for said County and State, the within named **Bennett L. Curtis**, the bargainor and **Gary F. Larson**, with whom I am personally acquainted (or proved to me upon satisfactory evidence), and who, upon oath, acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Ashland City, Cheatham County, Tennessee on this 28th day of September, 1999.

Notary Public

My Commission expires: August 12, 2002

HSHCTO 0101 02/30 [illegible]
14.00