This Instrument Prepared By:
HAROLD REEVES, ATTORNEY P.C.
640 Spence Lane, Suite 218
Nashville, TN 37217
(615) 361-6679

File Box 24

Instr:20000121000708 3 Page: 1 OF 2
REC'D FOR REC 01/21/2000 8:18:02AM
RECORD FEE: $10.00
M. TAX: $0.00 T. TAX: $0.00

ADDRESS NEW OWNER:
Fred W. Sears
1120 B. Louisville Highway
Goodlettsville, TN 37072

SEND TAX BILL:
To Owner

MAP AND PARCEL:
MAP 59
PARCEL 96
13DA-26040

QUITCLAIM DEED OF CORRECTION

THIS DEED OF CORRECTION made this 2nd day of December, 1999, Maggie Anderson, widow of Rufus Anderson, hereinafter called the First Party, and Fred W. Sears, hereinafter called the Second Party;

WITNESSETH

WHEREAS, by Quitclaim Deed dated January 28, 1998, recorded in the Register's Office for Davidson County, Tennessee, in Book 10805, Page 531, (the "Quitclaim Deed"), First Party intended to convey the real estate which is hereinafter more particularly described, to Second Party, described as a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

> LAND in the 13th Civil District of Davidson County, Tennessee, described as follows, according to Map 59, Parcel 96, Tax Assessors Office for Davidson County, Tennessee, described as follows.
>
> BEGINNING at a point on the southerly side of Ewing Drive; thence 230.0 feet, more or less, along said Drive to a point; thence in a southerly direction 40 feet, more or less, to a point; thence in a westerly direction 255.0 feet, more or less, to a point; thence 113.0 feet, more or less, in a northerly direction to the point of beginning, containing .61 acres, more or less, and not known as Lot 96, as shown in prior deed.
>
> Being part of the same property conveyed to Cleo Anderson and Rufus Anderson by deed from Robert L. Parker and wife, Lena Parker, of record in Book 2042, page 447, said Register's Office. Subsequently Cleo Anderson and wife, Lillian A. Anderson conveyed their one-half undivided interest to Rufus Anderson of record in Book 3100, Page 137, Register's Office for Davidson County, Tennessee. The said Rufus Anderson having since died and Maggie Anderson is his surviving spouse and only living heir.

This is part of the same description as in previous deed of record.

This is unimproved property known as 578 Ewing Drive, Nashville, TN 37207.

Lynda A. Hawkersmith executed this instrument on behalf of Maggie B. Anderson pursuant to a Power of Attorney which is being placed of record currently herewith.

Maggie Anderson and Maggie B. Anderson is one and the same person.

WHEREAS, a question has been raised as to the correct description; and

WHEREAS, the parties hereto now desire to correct and reform the Deed in order to remove any question as to the description of the real estate intended to be conveyed by the Deed.

NOW THEREFORE, in consideration of the sum of ten dollars ($10.00), cash in hand paid by Second Party to First Party, and other good and valuable consideration, the receipt of which is hereby acknowledged, First Party does hereby grant and convey unto Second Party, the above described property. Lynda A. Hawkersmith executed this instrument on behalf of Maggie Anderson pursuant to a Power of Attorney which is being placed of record currently herewith.

Second Party executed this Deed of Correction for the purpose of consenting to the reformation of the Deed and agrees that the real estate herein described is the real estate intended to be conveyed by the Deed.

This conveyance is made subject to easements, conditions, and restrictions of record insofar as the same may lawfully affect the property.

Witness our hands this the 22 day of December, 1999.

Maggie B. Anderson by Lynda A. Hawkersmith,
Attorney-in-Fact

Fred W. Sears

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Fred W. Sears, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within Warranty Deed for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this the 22 day of December, 1999.

NOTARY PUBLIC

My Commission Expires:

My Commission Expires
July 26, 2003

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me Lynda A. Hawkersmith with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the Attorney-in-Fact of the maker, or a constituent of the maker, and is authorized by the maker, or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker. Witness my hand, at office, this the 22 day of December, 1999.

Notary Public

My Commission expires:

My Commission Expires
July 26, 2003

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Jina Brown

The actual consideration or true value, whichever is greater, for this transfer is $ None

Subscribed and sworn to before me this the 22nd day of December, 1999.

NOTARY PUBLIC

My Commission expires: 1/27/2001

GENE W. FLOYD
NOTARY PUBLIC AT LARGE TENN.