THIS INSTRUMENT PREPARED BY:
DEAN ROBINSON, ATTORNEY
3125 North Mt. Juliet Road
P. O. Box 425
Mt. Juliet, TN 37122

Instr:200008220083068 Page: 1 OF 4
REC'D FOR REC 08/22/2000 2:01:35PM
RECORD FEE: $18.00
M. TAX: $0.00 T. TAX: $0.00

ADDRESS NEW OWNER:
Nader Karshenas
7027 Willowick
Brentwood, TN 37027

MORTGAGEE:
None

SEND TAX BILLS:
New Owner

MAP-PARCEL:
Tract One:
Map 71-3
Parcel 165
FB#: 12DZ-47725
Tract Two:
Map 71-3
Part of Parcel 31
Part of FB#: 12DZ-47725

DEED OF CORRECTION AND CONFIRMATION

This Deed of Correction and Confirmation made and entered into on this 18th day of August, 2000, by **William S. Russell and wife, Rebecca C. Russell**, herein called Grantors, to **Nader Karshenas**, herein called Grantee.

RECITALS

WHEREAS, by Deed dated February 11, 2000, and recorded as Instrument No. 200002230017969, Register's Office of Davidson County, Tennessee, which Deed is incorporated herein by reference, Grantors conveyed certain property described therein to Grantee, and

WHEREAS, by mistake and inadvertence said Deed incorporated herein by reference contains an error in that title to Tract No. 2 was not vested in Grantors, same being vested in Katherine L. Colson, and Grantors were vested with title to a different tract of land in Instrument No. 200002230017968, and

WHEREAS, it was the intent of the Grantors and Grantee that the tract of land described in Instrument No. 200002230017968 be conveyed to Grantee instead of the Tract No. 2 conveyed in the instrument being corrected, and

WHEREAS, to prevent difficulties hereafter and to permit recordation of a Deed which adequately reflects the true agreement of the parties in every respect, the parties desire to correct the aforesaid error.

CONFIRMATION OF CONVEYANCE

Grantors, in consideration of One ($1.00) Dollar, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, do hereby give, grant, bargain, sell, convey, and forever quitclaim unto Grantee, his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

TRACT NO. 1: Being the southerly feet of Lot No. 8 on the Plan of Dr. E. T. Brown's Subdivision of part of the Hughes Place in the 18th, formerly the 17th District of Davidson County, Tennessee, of record in Book 332, page 55, Register's Office for Davidson County, Tennessee.

Said southerly 50 feet of Lot No. 8 fronts 50 feet on the westerly margin of the Dickerson Pike and runs back 206.7 feet on the southerly line, with the northerly line of Lot No. 7 and 215 feet, more or less, on the northerly line to an alley on which measures 45 feet, more or less.

Being the same property conveyed to William S. Russell and wife, Rebecca C. Russell, by deed from Geraldine B. Davidson, as of record in Book 10509, page 464, Register's Office for Davidson County, Tennessee.

TRACT NO. 2: Being a tract of land in the 4th Councilmanic District of Davidson County and the southerly portion of that property conveyed to Katherine L. Colson and William S. Russell and wife, Rebecca C. Russell in Deed Book 11534, page 803, Register's Office for Davidson County, Tennessee, described as follows:

Beginning at the southeast corner of Lot 17 of Dr. E. T. Brown's Subdivision of part of the Hughes Place (Plat Book 332, page 55, Register's Office for Davidson County, Tennessee), said corner being a common corner to Lots 18, 7 and 8 of said subdivision; thence with the northerly line of said Lot 18 in a westerly direction 139.5± feet to the southeasterly corner of that property conveyed to Chester C. Sadler and wife, Mildred B. Sadler, in Book 4786, page 155, Register's Office for Davidson County, Tennessee, (Map 71-03, Parcel 34, Tax Assessors Office for Davidson County, Tennessee); thence with the easterly line of said Sadler in a northerly direction 50 feet to a point; thence now with a new line in an easterly direction 139.5± feet to a point in the easterly line of said Lot 17 of said subdivision; thence in a southerly direction, with said easterly line of said Lot 17 50 feet to the point of beginning.

Being a part of the same property conveyed to William S. Russell and wife, Rebecca C. Russell, and Katherine L. Colson by deed from Geraldine B. Davidson, as of record in Book 11534, page 803, Register's Office for Davidson County, Tennessee, and the same

property conveyed to William s. Russell and wife, Rebecca C. Russell, by quitclaim deed from Katherine L. Colson in Instrument No. 200002230017968, Register's Office for Davidson county, Tennessee.

This is improved property known as 2420 Dickerson Road, Nashville, Tennessee 37207.

This conveyance is made subject to all restrictions and easements of record, or which a visual inspection of the property would reveal.

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.

The effective date of this conveyance is February 16, 2000.

Witness our hands this 18th day of ~~July~~ August, 2000.

William S Russell
WILLIAM S. RUSSELL

Rebecca C Russell
REBECCA C. RUSSELL

NADER KARSHENAS

STATE OF TENNESSEE)
COUNTY OF WILSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **William S. Russell and Rebecca C. Russell**, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within Deed of Correction for the purposes therein contained.

Witness my hand and official seal at Mt. Juliet, Tennessee, this 18th day of ~~July~~ August, 2000.

NOTARY PUBLIC

My Commission Expires: 10/24/03

STATE OF TENNESSEE)
COUNTY OF WILSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Nader Karshenas**, 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 Deed of Correction for the purposes therein contained.

Witness my hand and official seal at Mt. Juliet, Tennessee, this 18th day of ~~July~~ August, 2000.

NOTARY PUBLIC

My Commission Expires: 10/26/03

STATE OF TENNESSEE)
COUNTY OF WILSON)

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

AFFIANT

Subscribed and sworn to before me this 18th day of ~~July~~ August, 2000.

NOTARY PUBLIC

My Commission Expires: 10/26/03