File Box 198

This Instrument Prepared By:
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Davidson County DEEDWARR
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Instrument of Correction to Warranty Deed

This Instrument of Correction to Warranty Deed is made and entered into this the 4th. Day of April, 2001, by and between Edward G. Simpson, herein referred to as "Simpson", and Margaret Krakowiak, herein referred to as "Krakowiak ".

WITNESSETH:

That whereas, Simpson , was the record title owner of certain improved property located in Nashville, Davidson County, Tennessee, more fully described as follows:

Land in Davidson County, Tennessee, being Lots No. 1 & 2 on the Plan of Simpson Subdivision, a Re-subdivision of Lots 117 and 118, Idlewild (not of record) of record in Instrument No. 200001070002390, Register's Office for Davidson County, Tennessee, to which Plan reference is made for a complete legal description (hereinafter sometimes referred to as the "Entire Property") ; and,

Whereas , by Warranty Deed of record in Instrument No. 20010316-0025642, Register's Office for Davidson County, Tennessee, the said "Simpson " conveyed the Entire Property to Krakowiak ; and,

Whereas, it was the intention of Simpson and Krakowiak that the property to be conveyed would be the property described as:

Lot No. 1 on the Plan of Simpson Subdivision, a Re-subdivision of Lots 117 and 118, Idlewild (not of record) of record in Instrument No. 200001070002390, Register's Office for Davidson County, Tennessee, to which Plan reference is made for a complete legal description (the "Intended Property"); and,

Whereas, due to inadvertence and mistake, the Warranty Deed from Simpson to Krakowiak contained the legal description for the Entire Property in lieu of the Intended Property; and,

Whereas, due to further inadvertence and mistake, the date of execution; the date of the Affidavit of Actual Consideration or Value; and, the date recited in the Notary Acknowledgment of the said Warranty Deed were incorrectly recited as April 1, 2001, instead of the correct actual and intended dates , namely, March 12, 2001.

Whereas, the parties desire to correct the legal description and dates contained in the Warranty Deed from Simpson to Krakowiak in order to correct the mutual mistakes and errors in the legal description and incorrect dates.

Now therefore, for and in consideration of the premises and other good and valuable consideration as hereinafter recited, the receipt of which is hereby acknowledged, the parties agree as follows:

1. The said Simpson and Krakowiak hereby agree that the legal description contained in the Warranty Deed from Edward G. Simpson to Margaret Krakowiak of record in Instrument No. 20010316-0025642, Register's Office for Davidson County, Tennessee shall be corrected from the legal description , as recorded ,to:

Land in Davidson County, Tennessee, being Lot No. 1 on the Plan of Simpson Subdivision, a Re-subdivision of Lots 117 and 118, Idlewild (not of record) of record in Instrument No. 200001070002390, Register's Office for Davidson County, Tennessee, to which Plan reference is made for a complete legal description.

2. That in order to further correct the mutual error and mistake in the legal description contained in the Warranty Deed from Edward G. Simpson to Margaret Krakowiak of record in Instrument No. 20010316-0025642, Register's Office for Davidson County, Tennessee, the said Margaret Krakowiak, unmarried, hereby quitclaims and conveys all of her right, title and interest unto Edward G. Simpson, his heirs and/or assigns, that certain tract or parcel of land, as follows:

Land in Davidson County, Tennessee, being Lot No. 2 on the Plan of Simpson Subdivision, a Re-subdivision of Lots 117 and 118, Idlewild (not of record) of record in Instrument No. 200001070002390, Register's Office for Davidson County, Tennessee, to which Plan reference is made for a complete legal description.

Being part of the property conveyed to Margaret Krakowiak by deed from Edward G. Simpson of record in Instrument No. 20010316-0025642, Register's Office for Davidson County, Tennessee.

3. The said Simpson and Krakowiak further hereby agree that the date of execution; the date of the Affidavit of Actual Consideration or Value; and, the date of recited in the Notary Acknowledgment of the said Warranty Deed, as hereinabove recited, shall be corrected from the incorrect date of April 1, 2001 to the correct and intended date of March 12, 2001.

The parties to this agreement hereby, by and through their respective execution hereof, agree that the Warranty Deed from Simpson to Krakowiak is hereby modified and that all covenants, warranties, conditions and stipulations contained therein not specifically modified herein, shall remain in full force and effect and shall relate back to the date of the original instrument..

IN WITNESS WHEREOF, the parties have set their signatures effective the day and date first above written.

Edward G. Simpson

Margaret Krakowiak

State of Tennessee
County of Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Edward G. Simpson** , 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 instrument for the purposes therein contained.

Witness my hand and official seal at Nashville , Tennessee , this 4th. day of April, 2001.

My commission expires: 5/28/2003

Notary Public

PETER WEISS
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

State of Tennessee
County of Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Margaret Krakowiak** , the bargainor ,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.

Witness my hand and official seal at Nashville , Tennessee , this 4th. day of April, 2001.

My commission expires: 5/28/2003

Notary Public

PETER WEISS
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.