B8456

Davidson County DEEDQC
Recvd: 08/15/01 09:42 2pgs
Fees:17.00 Taxes:0.00
20010815-0087994

PREPARED BY (AND RETURN TO)
Robert Rutherford, Attorney at Law
214 Second Avenue North
Nashville, Tennessee 37201

ADDRESS OF NEW OWNER
Prudence Childs
171B Kenner Avenue
Nashville, TN 37205

SEND TAX BILLS TO:
Owner

TAX MAP 116-04-24

DEED OF CORRECTION

FOR AND IN CONSIDERATION of the sum of one ($1.00) dollar, cash in hand paid, and other good and valuable considerations, and for the purpose of making a re-conveyance to create a fee simple estate, We, **Jennifer M. Yearty and Prudence M. Childs**, by these presents do hereby quitclaim, transfer and convey unto **James C. Smith**, Trustee, his successors and assigns, all of our right, title and interest in and to the following described real estate situated in Davidson County, Tennessee, to-wit:

Land in Davidson County, Tennessee, being Lot Nos. 63A and 63B on the Plan of Zone Lot Division of Lot Number 63 Kerrer-Manor Land Co.'s 2nd Subdivision of the Kenner Tract, of record in Book 6250, page 293, Register's Office for said County, to which plan reference is hereby made for a more complete and accurate legal description.

Lot 63A being the same property conveyed to Prudence M. Childs by deed of record in Book 9483, Page 686, Register's Office for said County.

Lot 63B being the same property conveyed to Jennifer M. Yearty by Deed of record in Instrument No. 200008020076791, Register's Office for said County.

The purpose of this Quitclaim Deed is to correct the legal description in the deed to Prudence M. Childs, in which the legal description is incorrect in describing lot 63A as the northerly half of Lot 63 when in fact, it is the southerly half of said lot.

NOW THEREFORE, to clarify the correct legal description of the respective lots, I, James C. Smith, Trustee, do hereby re-convey said property to Prudence M. Childs and Jennifer M. Yearty.

AND NOW, I, James C. Smith, Trustee, for the express purpose of carrying out the intent of this conveyance, as above set out, do hereby quitclaim and convey unto ***Prudence M. Childs***, unmarried, in fee simple, her respective heirs and assigns, the following described property subject to the same limitations, restrictions and encumbrances as may affect the premises, as appears of record in the Register's Office of Davidson County, Tennessee.

Land in Davidson County, Tennessee, being ***Lot No. 63A*** on the Plan of Zone Lot Division of Lot Number 63 (southerly half) Kerrer-Manor Land Co.'s 2nd Subdivision of the Kenner Tract, of record in

Book 6250, Page 293, Register's Office for said County, to which plan reference is hereby made for a more complete and accurate legal description .

AND NOW, I, James C. Smith, Trustee, for the express purpose of carrying out the intent of this conveyance, as above set out, do hereby quitclaim and convey unto ***Jennifer M. Yearty***, in fee simple, her respective heirs and assigns, the following described property subject to the same limitations, restrictions and encumbrances as may affect the premises, as appears of record in the Register's Office of Davidson County, Tennessee, to wit:

Land in Davidson County, Tennessee, being ***Lot No. 63B*** on the Plan of Zone Lot Division of Lot Number 63 (northerly half) Kerrer Manor Land Co.'s 2nd Subdivision of the Kenner Tract, of record in Book 6250, Page 293, Register's Office for said County, to which plan reference is hereby made for a more complete and accurate legal description.

In Witness Whereof we have hereunto set our hands this 7th day of August, 2001.

Prudence M. Childs

Jennifer M. Yearty

James C. Smith, Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Kimberly R. Parker, the undersigned, a Notary Public in and for said State and County, Prudence M. Childs, Jennifer M. Yearty and James C. Smith, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the forgoing instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this the 7th day of ~~July~~ August, 2001.

Notary Public

My commission expires: 2-20-05

STATE OF TENNESSEE
COUNTY OF Davidson

The Actual value or consideration, whichever is greater, for this transfer is $ -0-.

Sworn to and subscribed before me this the 7th day of Aug., 2001.

Notary Public

My commission expires: 2-20-05