Davidson County DEEDWARR
Recvd: 01/11/02 15:08 2pgs
Fees:12.00 Taxes:0.00
20020111-0005030

This Instrument Prepared by:
Frontier Title & Escrow, Inc
109 C East Avenue
Goodlettsville, TN 37072

MAP: 70
PARCEL: 108
GROUP: 2

PICK-UP

CORRECTION DEED

THIS INDENTURE, made this 10th day of January, 2002 between

Audie J. Johnson

hereinafter referred to as **Grantor,** and

John W. Newell, Jr. and Zenobia T. Newell

hereinafter referred to as Grantee.

WITNESSETH: that said Grantor, for and in consideration of the sum of ONE AND 00/100 DOLLAR ($1.00) cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, has granted, bargained, sold and conveyed, and does hereby grant, bargain, sell and convey unto the said Grantee the following described premises, to wit:

A certain tract or parcel of land situated in Davidson County, Tennessee being described as follows:

Being Lot No. 13 of Tasha's Court Section 3, of record in Plat Book 9700, Page 60, Register's Office Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

This being a portion of the same property conveyed to Audie J. Johnson by Deed dated from William A. Thomas and wife, Gayla B. Thomas of record in Book 9504, Page 93 Register's Office Davidson County, Tennessee.

THIS CONVEYANCE is made subject to all applicable easements, restrictions and building set back lines of record.

Grantors are not responsible for any changes made to the property that is contrary to any restrictions that may exist.

The above description being different from the previous deed of record, the source of the new description is Plat Book 9700, Page 60, Register's Office Davidson County, Tennessee.

THE PURPOSE OF THIS CORRECTION DEED IS TO CORRECT THE LEGAL DESCRIPTION CONTAINED IN THE WARRANTY DEED OF RECORD IN BOOK 10639, PAGE 699 CONVEYING SAID PROPERTY TO JOHN W. NEWELL, JR AND ZENOBIA T. NEWELL. SAID DEED WAS TO HAVE ONLY CONVEYED THE ABOVE DESCRIBED TRACT

TO HAVE AND TO HOLD the said real estate, together with all of the appurtenances, estate, title, and interest thereunto belonging unto the said Grantee, his/her/theirs and assigns forever.

And said Grantor does hereby covenant with said Grantee, that Grantor is lawfully seized in fee simple of the premises above conveyed and has full power, authority and right to convey the same, and that said premises are free from all encumbrances and that Grantor will forever warrant and defend the said premises and the title thereto against the lawful claims of all persons whomsoever.

The above described real estate is improved and is not nor ever was marital property nor is it subject to any homestead exemption of the spouse of the Grantor.

Whenever in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

IN WITNESS WHEREOF, the said Grantor hereunder sets his/her hand and seal the day and year first above written.

Audie J. Johnson

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Audie J. Johnson, the within named 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 office this 10th day of January, 2002.

Notary

My Commission Expires: 1/13/2002

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I hereby swear or affirm that the actual consideration or true value of this transfer, whichever is greater, is $98,000.00

Affiant

Sworn to and subscribed before me, this 10th day of January, 2002.

Notary Public

My Commission Expires: 1/13/2002

TRANSFER TAX HAVING BEEN PREVIOUSLY PAID IN BOOK 10639, PAGE 699, REGISTER'S OFFICE DAVIDSON COUNTY, TENNESSEE.