This deed is being re-recorded to correct typographical error in legal description as per attached Affidavit

7381

BOX 17

14 BOOK 7381 PAGE 851

4369

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,750.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th DAY OF October 19 87.

Notary Public

MY COMMISSION EXPIRES: [illegible] 1990

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Denney, Lackey and Chernau, P. O. Box 3429, Nashville, Tennessee 37219-0429
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
David W. Shacklett	Helen B. Shacklett	119-1-405
(NAME)	(NAME)	
Valeria Street	308 Elbert Street	6DA-15401
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tennessee	Nashville, TN 37210	
(CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Nellie Pewitt Dugger, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO David W. Shacklett ~~and wife~~, Helen B. Shacklett

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS: TO-WIT:

Land in Davidson County, Tennessee, being the ~~westerly~~ easterly 23 feet of Lot No. 65 on the Map of Overhill City and W. H. Fox Subdivision, as of record in Book 332, page 21, said Register's Office.

Said part of Lot No. 65 fronts 23 feet on the north side of Valeria Street and runs back between parallel lines, 150 feet to an alley shown on said plan.

Being part of the same property conveyed to Nellie Pewitt Dugger and husband, James Harold Dugger by deed from Nellie Pewitt Dugger as of record in Book 3317, page 461, said Register's Office. The said Nellie Pewitt Dugger and James Harold Dugger having since divorced, the property was vested in Nellie Pewitt Dugger by Divorce Decree, Docket No. 79734, Sixth Circuit Court for Davidson County, Tennessee, and recorded in Book 4963, page 283, Register's Office for Davidson County, Tennessee.

7528.3

IDENTIFICATION REFERENCE

Oct 19 2 17 PM '87

DAVIDSON COUNTY, TN

RE-RECORD

Davidson County DEEDWARR
Recvd: 05/24/02 14:06 5pgs
Fees:27.00 Taxes:0.00

20020524-0063635

unimproved (X)
This is improved ( ) property, known as Valeria Street, Nashville, Tennessee
(House Number) (Street) (P. O. Address) (City or Town) (Postal Zip)

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.

Witness her hand this 16th day of October, 19 87

Nellie Pewitt Dugger

851

7381

STATE OF TENNESSEE
Davidson County

BOOK 7381 PAGE 852

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Nellie Pewitt Dugger

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 16th day of October, 1987.

Notary Public

Commission Expires 7-10-90

STATE OF TENNESSEE
Davidson County

Before me, _____ a Notary Public in and for the State and County aforesaid, personally appeared _____

with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the _____ of the _____ a corporation, and that he as such _____, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as _____.

Witness my hand and official seal at _____, _____, this _____ day of _____, 19____.

_____ Notary Public

Commission Expires _____

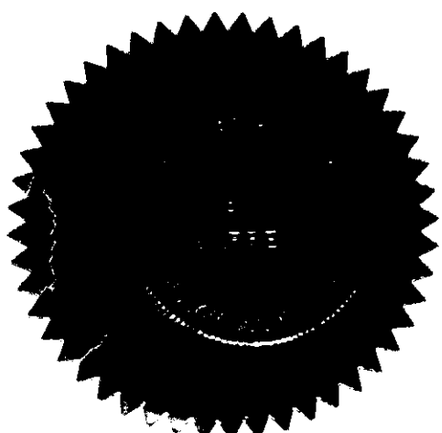
WARRANTY DEED

FROM
Nellie Pewitt Dugger

TO
David W. Shacklett and wife, Helen B. Shacklett

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

852



I hereby certify that this is a true copy of the original Instrument filed in my office
In Book 7381 Page 851
This 20th day of May 20 02
BILL GARRETT Register of Deeds
By _____
Deputy Register

Box 17

AFFIDAVIT OF ROY STEPHEN SHACKLETT

Comes now Roy Stephen Shacklett, and would respectfully state and show unto the Court as follows:

1. I am an adult resident of Nashville, Tennessee.

2. My mother is Helen B. Shacklett and my brother is David W. Shacklett.

3. I am the attorney-in-fact for my mother, Helen B. Shacklett, pursuant to the Power of Attorney dated February 18, 2002, and which is recorded as instrument number 20020520-0061348; in the Register's office for Davidson County, Tennessee.

4. The purpose of this affidavit is to correct the typographical error that occurred on the Warranty Deed from Nellie Pewitt Dugger to David W. Shacklett and Helen B. Shacklett of record in Book 7381 page 851, Register's office for Davidson County, Tennessee.

5. The aforementioned deed purports to convey the, "Westerly 27 feet of Lot No. 65 on the Map of Overhill City and W. H. Fox Subdivision, as of record in Book 332, page 21, said Register's Office". However, the title search reveals that the Nellie Pewitt Dugger never owned the westerly 27 feet of Lot No. 65 on the Map of Overhill City and W. H. Fox Subdivision. Said real property was owned by, Ewing O. Harper, Jr. and wife, Lillian G. Harper as evidenced by deed of record in book 3286 page 289 Register's office for Davidson County, Tennessee.

6. Further, the Ewing O. Harper, Jr. and wife, Lillian G. Harper conveyed the Westerly 27 feet of Lot No. 65 on the Map of Overhill City and W. H. Fox Subdivision to David W. Shacklett and Helen B. Shacklett on October 16, 1987, by deed of record in Book 7381 page 854, Register's office for Davidson County, Tennessee.

7. The Deed recorded in Book 3317 page 461, Register's Office for Davidson County Tennessee, shows that the Nellie Pewitt Dugger owned the Easterly 23 feet of Lot 65 on the Map of Overhill City and W. H. Fox Subdivision.

8. A review of the Deed from Nellie Pewitt Dugger to David W. Shacklett and Helen B. Shacklett of record in Book 7381 page 851, Register's office for Davidson County, Tennessee, and the Deed from Ewing O. Harper, Jr. and wife, Lillian G. Harper

to David W. Shacklett and Helen B. Shacklett of record in Book 7381 page 854, Register's office for Davidson County, Tennessee, reveals that both deeds were executed on the same day by the respective Grantors and each deed was prepared by the same law firm. Further, an inspection reveals that the property description for the Nellie Pewitt Dugger conveyance to David W. Shacklett and Helen B. Shacklett was not changed to reflect that Ms. Dugger was conveying her, "Easterly 23 feet of Lot 65 on the Map of Overhill City and W. H. Fox Subdivision", which caused the typographical error in the chain of title.

9. After the aforementioned conveyances by Nellie Pewitt Dugger and Ewing O. Harper, Jr. and wife, Lillian G. Harper to David W. Shacklett and Helen B. Shacklett, David W. Shacklett conveyed his interest in the subject real estate to his mother, Helen B. Shacklett, by quitclaim deeds recorded in Book 8534 page 937, and Book 8534 page 938, Register's office for Davidson county, Tennessee.

FURTHER YOUR AFFIANT SAYETH NOT.

Helen B. Shacklett By: Roy Stephen Shacklett Attorney-in-Fact

HELEN B. SHACKLETT

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn to and subscribed before me this 15th day of May, 2002.

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY

Notary Public

My commission expires: 3-2605