This instrument s being re-recorded to correct typographical error in description per attached Affidavit

8534

Box 17

BOOK 8534 PAGE 937

THIS INSTRUMENT PREPARED BY:
Jack Green, Attorney at Law
141 Thompson Lane
Nashville, TN. 37211

RE-RECORD

Davidson County DEEDQC
Recvd: 05/24/02 14:10 4pgs
Fees:22.00 Taxes:0.00

20020524-0063636

Address New Owner	Send Tax Bills To	Map-Parcel No.
Helen B. Shacklett	Helen B. Shacklett	119-1-405
308 Elberta Street	308 Elberta Street	
Nashville,e TN. 37210	Nashville, TN 37210	6DA-15401

QUIT-CLAIM DEED

FOR AND in consideration of the sum of $ -0-, I

DAVID W. SHACKLETT

do hereby quitclaim and transfer and convey my interest unto Helen B. Shacklett, her successors and assigns, the following described tract or parcel of land, located in Davidson County, Tennessee, to wit:

LAND in Davidson County, Tennessee, being the ~~westerly 27~~ 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 David W. Shacklett and Helen B. Shacklett from Nellie Pewitt Dugger of record in Book 7381, Page 851, Register's Office for Davidson County, Tennessee.

WITNESS this 22 day of January, 1992.

David W. Shacklett

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, Notary Public in and for said County and State, the within named, David W. Shacklett, who upon oath acknowledged himself to have full power and authority to execute the within and foregoing instrument, and with whom I am personally acquainted, and who acknowledged further that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office in Nashville, this the 22 day of January, 1992.

Notary Public

My Commission Expires: 7-23-94

PICK-UP

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

The actual consideration for this instrument is $ -0-.

Affiant

JAN 24 10 58 AM 1992
DAVIDSON COUNTY, TN

IDENTIFICATION REFERENCE

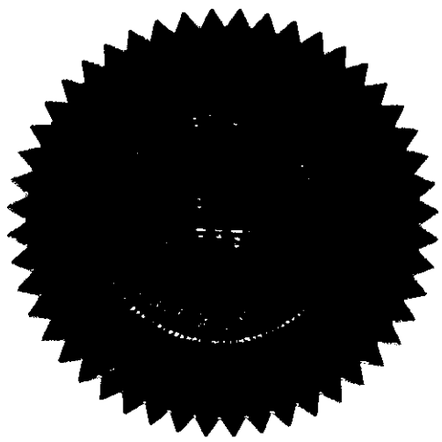
7 9 U 5 6

Sworn to and subscribed before me this 22 day of January, 1992.

Notary Public

My Commission Expires: 7-23-94

937



I hereby certify that this is a true copy of the original Instrument filed in my office
In Book 8534 Page 937
This 20th day of May 2002
BILL GARRETT Register of Deeds
By _____
Deputy Register

BOK 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 _____, 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.

Roy Stephen Shacklett
ROY STEPHEN SHACKLETT

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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

PHYLLIS KEENAN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Phyllis Keenan
Notary Public

My commission expires: 3-26-05