02-2197

Prepared by & Return to:
American Title Company, Inc.
125 Glancy St.
Goodlettsville, TN 37072

Davidson County DEEDQC
Recvd: 10/09/02 13:54 2pgs
Fees:12.00 Taxes:0.00
20021009-0123608

CORRECTIVE QUITCLAIM DEED

ADDRESS NEW OWNER
Brenda D. Sipsy
Carolyn F. Sipsy
6105 Nashua Dr.
Nashville, TN 37209

SEND TAX BILLS TO:
New Owner

MAP & PARCEL
91-5/206

THIS DEED made and entered into this 27th day of September, 2002, by and between Brenda D. Sipsy, a single person, Grantor and Brenda D. Sipsy, a single person and Carolyn F. Sipsy, a single person, Grantees

WITNESSETH:

WHEREAS, Grantor heretofore executed to Grantees a certain Quitclaim Deed dated December 23, 1999 and recorded in Instrument Number 200001120004294, in the Register's Office of Davidson County, Tennessee; and

WHEREAS, said Quitclaim Deed contained an error in that it had an improper notary acknowledgement;

NOW THEREFORE, Grantor, for the purpose of correcting said error, and in consideration of the sum of One and 00/100 ($1.00) Dollar, to her paid, does hereby quitclaim and convey unto said Grantees as joint tenants with the right of survivorship, their heirs and assigns, a certain tract or parcel of land lying and being in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 1, Section 2, of Mosswood Heights Subdivision of record in Plat Book 4175, Page 155, said Register's Office, to which reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Brenda D. Sipsy, single, by Warranty Deed from William Sipsy, single, dated 03-04-96, of record in Book 9966, Page 287, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD said land, together with all privileges and appurtenances thereunto belonging to said Grantees, their heirs and assigns in fee simple forever.

And said Grantor covenants that she was seized and possessed of said land in fee simple the 23rd day of December, 1999, and had the right to convey

the same in fee simple and will warrant and defend the title herein conveyed against the lawful claims of all persons whomsoever.

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the premises.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor's signature is subscribed hereto for the day and year first above written.

Brenda D. Sipsy

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Brenda D. Sipsy, the within named 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 at office this 27th day of September, 2002.

Notary Public

DANIEL PATRICK NIZNIK NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENN.

My Commission Expires 10-14-2003

Commission Expiration:

_____

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Affiant

Subscribed and sworn to before me, this the 27th day of September, 2002.

Notary Public

DANIEL PATRICK NIZNIK NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENN.

My Commission Expires 10-14-2003

Commission Expiration: