PICK-UP

Davidson County DEEDWARR
Recvd: 01/08/03 11:15 2pgs
Fees:12.00 Taxes:0.00
20030108-0003291

# DEED OF CORRECTION

| NAME & ADDRESS OF PROPERTY OWNER: | NAME & ADDRESS OF PERSON OR ENTITY RESPONSIBLE FOR PAYMENT OF REAL PROPERTY TAXES: |
|---|---|
| MOHAMED SANKARI<br>175 Lafayette Street<br>Nashville, TN 37210 | **MOHAMED SANKARI**<br>175 Lafayette Street<br>Nashville, TN 37210<br><br>MAP-PARCEL NUMBER<br><br>Map 105-3-228 |
| THIS INSTRUMENT PREPARED BY:<br><br>WILLIAM E. PORTER<br>Attorney at Law<br>213 Third Avenue, North<br>Nashville, Tennessee 37201<br>615/250-8100 | STATE OF TENNESSEE )<br>COUNTY OF DAVIDSON )<br><br>THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $7,100.00. Peggy D. Mathes<br>Affiant<br><br>SUBSCRIBED AND SWORN TO BEFORE ME, THIS 8 DAY OF ~~DECEMBER, 2002~~ January, 2003. Gaytal A. Thomas<br>Notary Public<br>My Commission Expires: 5-29-2003 |

This deed is to correct a deed heretofore recorded on October 11, 2002 under document #20021011-0125427 wherein the grantees were erroneously stated to be Ahmed Sanhari and Fatima Chabarek. That should be corrected to reflect the granted as Mohamed Sankari at the address set out above.

**FOR AND IN CONSIDERATION OF** ten dollars cash in hand other good and valuable consideration paid by the grantees herein the receipt and sufficiency of which is hereby acknowledged, I, **PEGGY MATHES, ADMINISTRATOR FOR THE ESTATE OF RONALD MARTIN, DECEASED** (hereinafter referred to as "Grantor") pursuant to Seventh Circuit Docket #O1P-709 has bargained and sold, and does hereby transfer and convey, unto **MOHAMED SANKARI, INDIVIDUALLY**, his heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to wit:

> Land in Davidson County, Tennessee, being parts of Lots Nos. 2, 4, 6 and 7 on the Plan of Lester's Subdivision of part of Lot No. 13 in John Nelson's Addition to South Nashville, as of record in Plan Book 1, page 75, Chancery Court at Nashville, described as follows:
>
> Beginning on the westerly margin of Third Avenue South, formerly College Street, at the southeast corner of the property conveyed to Sophie Goodman by deed from Annie Goodman of record in Book 249, page 289, Register's Office for said County; thence with said Avenue, southwardly 45 feet, more or less, to the beginning of a curve; thence around said curve in a southwesterly direction 108 feet, more or less, to the northerly margin of Tutwiler Avenue, or Hart Street; thence with same, westwardly 62 feet, more or less, to the easterly margin of an alley; thence with said alley, northwardly 45 feet, more or less, to the southwest corner of

said Goodman property; thence with the southerly line of same, eastwardly 120 feet, more or less to the beginning.

Being the same property conveyed to **R. MAURICE MARTIN**, by deed from **SHERRON WEINBERGER JOEL GORDON AND EVA R. GARFINKLE**, of record in Book 7588, page 838, said Register's Office. The said R. Maurice Martin died intestate in Davidson County on January 19, 2001. R. Maurice Martin and Ronald Martin are one and the same person.

This is unimproved property known as 1255 Third Avenue South, Nashville, TN

**TO HAVE AND TO HOLD** the said tract or parcel of land, with the hereditaments, appurtenances, estate, title, and interest thereto appertaining to the said Grantee, their heirs and assigns, forever.

**AND** the Grantor does hereby covenant with the Grantee, their heirs and assigns, that they are lawfully seized in fee simple; have full power, authority, and right to convey the same; and that said premises are unencumbered except: (a) 2002 property taxes, which have been assumed by Grantee; (b) zoning limitations, and easements and restrictions of record; and (c) rights of persons in possession. Grantor does further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said Grantee, their heirs and assigns, against the lawful claims of all persons whomsoever.

**IN WITNESS WHEREOF**, the parties have set their hands and seal, on this the 8th day of ~~December, 2002~~ January, 2003.

Peggy D. Mathes, Adm.

**PEGGY MATHES, ADMINISTRATOR**
**OF THE ESTATE OF RONALD MARTIN**

**ACKNOWLEDGEMENT**

**STATE OF TENNESSEE )**
**)**
**COUNTY OF DAVIDSON )**

Personally appeared before me, [illegible], a Notary Public and for said County and State, **PEGGY MATHES, ADMINISTRATOR OF THE ESTATE OF RONALD MARTIN**, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 8 day of ~~December, 2002~~ January 2003.

**NOTARY PUBLIC**

My Commission Expires: 5-29-2005.