THIS INSTRUMENT PREPARED BY:

Homer R. Ayers, Attorney-at-Law
303 Frances Street, P.O. Box 904
Goodlettsville, Tennessee 37070-0904

# Deed of Correction

| ADDRESS NEW OWNERS: | PERSON OR ENTITY RESPONSIBLE FOR PAYMENT OF REAL PROPERTY TAXES: | MAP-PARCEL NOS. |
|---|---|---|
| James Anthony Bennett<br>5050 Boyd Holland Road<br>Springfield, TN 37172 | Same as New Owner | Map 49<br>Parcel 106.01<br>Field Book 12DZ-83515 |

THIS DEED OF CORRECTION, is made and entered into on the day and date last acknowledged below, by and between CLARA W. DONNELL, a widow, (hereinafter called the GRANTOR); and JAMES ANTHONY BENNETT, an unmarried man, (hereinafter called the GRANTEE);

WITNESSETH:

WHEREAS, on the 31st day of March, 2000, by deed recorded in the Register's Office for Davidson County, Tennessee, as Instrument No. 200004030032614, Clara W. Donnell, by and through her attorney-in-fact, Robert Donnell, conveyed to James Anthony Bennett, a single man, certain real property as described in said deed, being located in Davidson County, Tennessee; and,

WHEREAS, the said deed is irregular because the property described therein is erroneously described; and,

WHEREAS, the parties desire to correct the aforesaid deed.

NOW, THEREFORE, THIS DEED OF CORRECTION WITNESSETH:

That for and in consideration of the sum of ONE DOLLAR ($1.00) paid by the GRANTEE to GRANTOR, this day, cash in hand, the receipt of which is hereby acknowledged, the GRANTOR does hereby grant, sell, transfer and convey unto the GRANTEE, his heirs or assigns, the following described real estate, located in the County of Davidson, State of Tennessee, and more specifically described as follows:

A tract of land in the 21st Civil District of Davidson County, Tennessee, described according to a loan survey made by T.R. Sanford, Surveyor, dated October 7, 1960, revised October 12, 1960, as follows:

BEGINNING at a point in the center of White's Creek opposite a sycamore stump Yarbrough's corner and running down the center of said creek with its meanderings, S 27 deg. E 4 poles; S 5 deg. E 14 poles; S 5 deg. E 14 poles; S 11 deg. E 4 poles; S 30 3/4 deg. W 6 poles; S 12 3/4 deg. W 9 poles; S 22 ½ deg. E 12 poles; S 34 deg. E 7 poles; S 43 ½ deg. E 8 poles; S 52 3/4 deg. E 11 poles; S 31 ½ deg. E 9 poles; S 14 deg. E 18 poles to a point in the center of said creek opposite a pin oak; thence east 35 ½ poles to a stone; thence N 17 deg. W 110 poles to a sycamore, Yarbrough's corner; thence S 63 ½ deg. W 36 poles to the beginning, containing 24 acres and 149 poles, more or less.

BEING the same property conveyed to Billy C. Donnell and wife, Clara W. Donnell, by deed of correction dated November 12, 1960, and filed for record in Book 3160, page 246, Register's Office for Davidson County, Tennessee. The said Billy C. Donnell having since died, the property became vested in Clara W. Donnell in fee simple.

Davidson County DEEDWARR
Recvd: 01/24/03 14:55 3pgs
Fees:17.00 Taxes:0.00
20030124-0010347

This conveyance is made subject to the easement for sanitary sewers and/or storm drainage easement to the Nashville/Davidson County Metropolitan Government filed for record in Book 7757, page 22, Register's Office for Davidson County, Tennessee.

The current mailing address for the said property is 650 West Green Lane, Nashville, TN 37207.

TO HAVE AND TO HOLD, the above described real estate together with the appurtenances thereto, unto the said GRANTEE, his heirs and assigns, in fee simple, forever.

And the GRANTOR does hereby covenant with the said GRANTEE that she was duly seized and possessed of said property on the 31st day of March, 2000; that she had a perfect right to convey the same; that the same was free and clear of all encumbrances except for the real property taxes for the taxable year 2000 and except for the easement for sanitary sewers and/or storm drainage easement as hereinabove described, and the GRANTOR will forever warrant and defend the title to the said property against the claims and demands of all persons whomsoever.

Robert Donnell executes this instrument for and on behalf of Clara W. Donnell pursuant to a Power of Attorney of record in Book 10020, page 27, Register's Office for Davidson County, Tennessee.

WITNESS our hands on the day and date acknowledged below.

"GRANTOR"

Clara W Donnell
By Robert Donnell, Attorney-in-fact
CLARA W. DONNELL
By: Robert Donnell, Attorney-in-fact

"GRANTEE"

J. Anthony Bennett
JAMES ANTHONY BENNETT, unmarried

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

On this the 25th day of Dec., 2002, before me, personally appeared ROBERT DONNELL, to me known to be the person who executed the foregoing instrument on behalf of CLARA W. DONNELL, and acknowledged that he executed the same as the free act and deed of the said CLARA W. DONNELL.

WITNESS my hand and official seal this the 25th day of Dec., 2002.

Diana G. Frey
NOTARY PUBLIC

DIANA G. FREY
NOTARY PUBLIC AT LARGE
ROBERTSON COUNTY, TN
My Comm. Expires July 23, 2005

My Commission Expires: 7/23/05

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared JAMES ANTHONY BENNETT, unmarried, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, under oath, acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office on this 14 day of January 200_.

Lori M Head
NOTARY PUBLIC

My Commission Expires: 6-28-05

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

The actual consideration or value, whichever is greater, for this transfer is not applicable, the transfer tax on this transaction having been paid with the recording of the original deed.

J. Anthony Bennett
AFFIANT

Sworn to and subscribed before me on this the 14 day of January, 200_.

Lori M Head
NOTARY PUBLIC

My Commission Expires: 6-28-05