(1)

This Instrument Prepared By:

DAVID W. KIOUS, Attorney at Law
1535 West Northfield Blvd.,Suite 16
Murfreesboro, TN 37129

Davidson County DEEDWARR
Recvd: 03/14/03 09:15 4pgs
Fees:22.00 Taxes:0.00
20030314-0034208

INSTRUMENT OF CORRECTION
(Correction of Warranty Deed of Record
in Instrument No. 20020118-0007695, of the Register's Office of Davidson County, Tennessee)

THIS AGREEMENT made this 13 day of March, 2003 by Douglas Sexton and wife, Virginia A. Sexton (hereinafter referred to as "Grantor") and Jennifer Ann Sexton, unmarried (hereinafter referred to as "Grantee").

WHEREAS, the Warranty Deed of record in Instrument No. 20020118-0007695, of the Register's Office of Davidson County, Tennessee, contained an incomplete legal description and failed to convey all of the property that both Grantor and Grantee intended to be conveyed; and

WHEREAS, the undersigned desire to amend and correct the said error and omission in said Warranty Deed by entering into this Instrument of Correction, thereby striking and removing the legal description contained in said Warranty Deed and in place thereof, substituting and adding in the legal description hereinafter set forth.

NOW THEREFORE, the legal description contained in Warranty Deed of record in Instrument Number 20020118-0007695, Register's Office for Davidson County, Tennessee, is hereby stricken and replaced with the legal description hereinafter contained.

FOR AND IN CONSIDERATION of the sum of TEN dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, Douglas Sexton and wife, Virginia A. Sexton, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents does transfer and convey unto Jennifer Ann Sexton, unmarried, hereinafter called the GRANTEE(S), their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Tract One:

Land in the 9th Civil District of Davidson County, Tennessee:

Beginning at a point in the center of Charlotte Road same being the Northeasterly corner of Marshall Raymer's 2.75 acre lot; thence with said road as follows: North 2° East 198 feet; North 14° East 107 feet to a point in said road, the Northwesterly corner of D.L. Smith's lot, thence leaving said road running with D.L. Smith's Westerly and center line of said road, South 42° East 520 feet to a point in the Smith & Travis Road; thence leaving said road going South 47° and 45' West 228 feet to a stake in Marshall Raymer's Easterly line; thence with his line 42° and 30' West 330 feet to the point of beginning, containing 2.55 acres, more or less.

Being the same property conveyed to Douglas L. Sexton and wife, Virginai A. Sexton, by deed from Lawrence A. Davis in Book 3248, page 285, Register's Office for Davidson County, Tennessee.

There is INCLUDED in the above description, but to be EXCLUDED therefrom, is the following:

Beginning at an iron stake, D.L. Sexton and Johnson's corner in M.L. Raymer's line; thence with the original line between M.L. Raymer and D.L. Sexton, North 42° 30' West 122.8 feet to a stake in said line; thence leaving said line going South 72° East 140.5 feet to a stake in the Johnson line and fence; thence with Johnson's line South 46° West 68.8 feet to a stake in the Johnson line to the point of beginning, containing .20 acres, more or less.

Being the same property conveyed to Marshall Lee Raymer, and Leona S. Raymer of record in Book 3875, page 956, Register's Office for Davidson County, Tennessee.

Tract Two

Land in the 9th Civil District of Davidson County, Tennessee, on the east side of Charlotte Road, being part of the M. L. Raymer tract, described according to a survey by S. H. Hutchinson, dated May 21, 1964, as follows:

Beginning at a point in the center of Charlotte Road, Sexton and Raymer's original corner; thence with the line between their properties south 42 deg. 30' east 204 feet to a stake in said line; thence leaving said line north 72 deg. west 142 feet to a point in the center line of Charlotte Road; thence with the center of said Road north 1 deg. west 105.3 feet to the point of beginning, containing .33 of an acre, more or less.

Being the same property conveyed to Virginia Ann Sexton, unmarried, by Warranty Deed of record in Instrument No. 20020118-0007695, said Register's Office.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), its successors and assigns forever; and Grantor covenants with the said GRANTEE(S) that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, unless otherwise herein set out; and except for the current year property taxes and Grantee agreeing to pay said tax when due; and Grantor further covenants and binds herself, her heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE(S), their heirs and assigns, against the lawful claims of all persons whomsoever.

All the other covenants, warranties, terms and provisions of said Warranty Deed are affirmed and are incorporated herein by reference.

WITNESS OUR HANDS this 13 day of March, 2003.

"GRANTOR"

Jennifer Ann Sexton

Jennifer Ann Sexton

"GRANTEE"

Douglas L. Sexton

Douglas L. Sexton

Virginia A. Sexton

Virginia A. Sexton

STATE OF Tennessee )
:ss
COUNTY OF Davidson )

On this the 13 day of March, 2003, before me personally appeared Jennifer Ann Sexton, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who upon her oath acknowledged that she executed the foregoing instrument for the purposes therein contained.

WITNESS MY HAND AND OFFICIAL SEAL, this the 13 day of March, 2003.

NOTARY PUBLIC

My Commission Expires: 7-23-05

NOTARY PUBLIC AT LARGE

STATE OF Tennessee )
:ss
COUNTY OF Davidson )

On this the 13 day of March, 2003, before me personally appeared Douglas L. Sexton and Virginia A. Sexton, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who upon their oath acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS MY HAND AND OFFICIAL SEAL, this the 13 day of March, 2003.

NOTARY PUBLIC

My Commission Expires: 7-23-05

STATE OF TENNESSEE )
:ss
COUNTY OF Davidson )

The consideration for this transfer is none.

AFFIANT

Sworn to and subscribed before me this 13 day of March, 2003.

My Commission Expires:

7-23-05

NOTARY PUBLIC

LINDA V. JONES NOTARY PUBLIC AT LARGE WILSON COUNTY, TENN.