Davidson County DEEDQC
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Fees:17.00 Taxes:0.00
20030513-0064474

PICK-UP

DEED OF CORRECTION TO CORRECT LEGAL DESCRIPTION

THIS INSTRUMENT PREPARED BY:	Robert B. Young, Attorney 4800 Charlotte Ave. Nashville, TN 37209

NEW OWNER(S)	SEND TAX BILLS TO:	MAP & PARCEL
Judith O. Dickens	Same	Map 18
P. O. Box 622		Parcel 91
Goodlettsville, TN 37072		

FOR NO MONETARY CONSIDERATION and to correct the desired description to comply with the original intention of the parties, we, **O'Neal J. Dickens**, as original Grantor, and **Judith O. Dickens**, as original Grantee, hereby file this deed to correct the original description as follows:

ON April 28, 1997, the subject property was originally conveyed to Judith O. Dickens by Quitclaim Deed from O'Neal J. Dickens which was recorded in Book 10433 at Page 485, Register's Office for Davidson County, Tennessee, upon the following description:

BEING land in the 10th Civil District of Davidson County, Tennessee, described as follows:

BEING part of Tract 1 as described in Book 6408, Page 556, Register's Office for Davidson County, Tennessee. Beginning at a point 353.0 feet from the original beginning point of Tract 1, on the westerly margin of Brick Church Pike, thence along the margin of said pike North 42 degrees and 00 minutes west for a distance of 75.00 feet to a point, thence North 56 degrees west for a distance of 50.00 feet to a point, thence North 69 degrees and 30 minutes west for a distance of 100.00 feet to a point, thence N 79 degrees and 50 minutes west for a distance of 100.00 feet to a point, in the center of Lumdens Branch of Manskers Creek a corner to a 0.3 acre tract recorded in Book 5374, Page 142 in the Register's Office of Davidson County, Tennessee. Thence leaving said Brick Church Pike South 31 degrees and 30 minutes west for a distance of 168.3 ft. to a point, thence South 47 degrees and 30 minutes west for a distance of 359.0 feet to a point, thence South 42 degrees and 30 minutes west for a distance of 203.00 feet to a point in the westerly line of this tract. Thence South 60 degrees and 50 minutes east for a distance of 140.00 feet to a point. Thence North 55 degrees and 55 minutes east for a distance of 800.00 feet to the point of beginning, and containing 5.6 acres.

BEING the same property conveyed to O'Neal J. Dickens by deed from Neal J. Dickens, Executor of the Estate of Herlene Long Dickens, of record in Book 10433, Page 481, said Register's Office.

SINCE the above conveyance and description was recorded it has been determined that the correct, intended and desired description should be as follows:

BEING land in the 10th Civil District described as follows:

BEGINNING at an iron pin (new), in the southerly margin of Brick Church Pike, the northeast corner of a tract of land which belongs to James W. Hymer, having a deed reference in Book 5325, page 161, RODCT, the northwest corner of this tract, and continuing with the margin of Brick Church Pike, as follows:

with a curve to the left, having a radius of 310.88 feet, an arc distance of 182.04 feet, and a chord bearing of N 67° 59' 10" E, 179.45 feet;
thence, N 51° 12' 37" E, 58.63 feet;
thence with a curve to the right, having a radius of 410.63 feet, an arc distance of 83.32 feet, and a chord bearing of N 57° 01' 24" E, 83.18 feet;
thence, N 62° 50' 10" E, 37.27 feet;
thence with a curve to the right, having a radius of 129.07 feet, an arc distance of 72.60 feet, and a chord bearing of N 78° 57' 04" E, 71.65 feet;

thence, S 84° 56' 03" E, 50.85 feet;
thence with a curve to the right, having a radius of 242.50 feet, an arc distance of 35.81 feet and a chord bearing of S 80° 42' 12" E, 35.78 feet to an iron pin (new), in the southerly margin of Brick Church Pike;
thence with a new line, as follows:
S 11° 50' 17" W, 306.31 feet to an iron pin (new);
thence, S 86° 32' 25" W, 162.12 feet to a cedar tree;
thence, S 26° 40' 19" W, 382.83 feet to an iron pin (new);
thence, N 73° 10' 34" W, 402.07 feet to an iron pin (new), in the easterly boundary of said tract of land which belongs to James W. Hymer;
thence with the boundary of said tract of land, which belongs to James W. Hymer, as follows:
N 46° 45' 00" E, 39.07 feet to an iron pin (new);
thence, N 52° 15' 00" E, 147.00 feet to an iron pin (new);
thence, N 42° 45' 00" E, 85.70 feet to an iron pin (new);
thence, N 35° 28' 00" E, 149.81 feet to an iron pin (new);
thence, N 17° 38' 00" E, 66.99 feet, to the point of beginning, containing 5.01 acres, as surveyed by Steven E. Artz, Tennessee License No. 1708, d/b/a, Steven E. Artz and Associates, Inc. 514 South Brown Street, Suite 600, Springfield, Tennessee, 37172, dated May 21, 2002.

Being a portion of that property which was conveyed to Judith O. Dickens, by Herlene L. Dickens, in a deed of record which is recorded in Book 6408, Page 556, Register's Office for Davidson County, Tennessee, (RODCT), and a portion of that property which was conveyed to Judith O. Dickens, by O'Neal J. Dickens, in a deed of record which is recorded in Book 10433, Page 485, RODCT.

The above description is not the same as in the previous deed of record.

This is improved property known as **5549 Brick Church Pike, Goodlettsville, TN 37070**.

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

We, therefore, upon the mutual agreements and considerations specified above, execute this Deed of Correction on this 13th day of May 2003.

O'NEAL J. DICKENS – Original Grantor

JUDITH O. DICKENS – Original Grantee

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **O'Neal J. Dickens**, as original Grantor, and **Judith O. Dickens**, as original Grantee, the bargainors, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 13th day of May 2003.

NOTARY PUBLIC

My commission expires: September 30, 2006

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The actual consideration or value whichever is greater, for this transfer is **$ NONE.**

Subscribed and sworn before me,
this the 13th day of May 2003.

Judith O. Ducker
Affiant

NOTARY PUBLIC

My commission expires: September 30, 2006