3118
LT

THIS INSTRUMENT PREPARED BY: WILLIAM H. LASSITER, JR., 150 FOURTH AVENUE, NORTH, SUITE 1850, NASHVILLE, TENNESSEE 37219.

This deed has been prepared based upon information supplied by the Grantor and no independent title search has been conducted.

| ADDRESS NEW OWNER | SEND TAX BILLS TO | MAP & PARCEL NOS. |
|---|---|---|
| William H. Lassiter, Jr., Trustee of the Fundis Children's Trust | -same - | 117-08 |
| 150 Fourth Avenue, North, Suite 1850 | | Parcels 187 and 188 |
| Nashville, TN 37219 | | |

## INSTRUMENT OF CORRECTION AND QUITCLAIM DEED

WHEREAS, the FUNDIS CHILDREN'S TRUST (the "Trust") was created on September 1, 1994, by and between Garth M. Fundis and Ann T. Fundis as Grantors, and William H. Lassiter, Jr., as Trustee;

WHEREAS, it was the intent of the Grantors to transfer by quitclaim deed into the Trust the improved property known as 3100-3102 Belmont Boulevard, Nashville, Tennessee 37212 (the "Property"), as recorded in the Register's Office for Davidson County in Book 8670, page 548;

WHEREAS, the Trust has been operating as though the property was transferred into it on or about September 1, 1994, and all tax returns for the Trust have been filed showing the Property as its only asset;

WHEREAS, for reasons unknown, the Property was never transferred by quitclaim deed into the Trust.

NOW, THEREFORE, the parties desire to correct this omission by transferring the Property into the Trust by quitclaim deed, with an effective date of September 1, 1994.

FOR AND IN CONSIDERATION of no monetary consideration, but for the express purpose of making a re-conveyance, we, **GARTH M. FUNDIS, and wife, ANN T. FUNDIS,** by these

Davidson County DEEDQC
Recvd: 08/25/03 14:08 3pgs
Fees:17.00 Taxes:0.00
20030825-0123128

presents, do hereby quitclaim and convey unto **WILLIAM H. LASSITER, JR., Trustee of the Fundis Children's Trust, dated September 1, 1994,** its successors, heirs and assigns, all our right, title and interest in and to the following described tract or parcel of land situated in Davidson County, State of Tennessee, described as follows, to-wit:

> Land in Davidson County, Tennessee, being all of Lots 205 and 206, Victoria Place, of record in Plat Book 332, page 10, Register's Office for Davidson County, Tennessee: being bounded on the west by the easterly right-of-way line of Belmont Boulevard (80' wide), on the north by the southerly right-of-way line of Clayton Avenue (44.5' wide), on the east by the westerly margin of a 12 foot wide alley, and on the south by lands of Shelby Singleton Enterprises, of record in Deed Book 6752, page 755, said Register's Office, and being more particularly described according to a survey of Smith Seckman Reid, Inc., Steven W. Harrison, Registered Land Surveyor (Tennessee No. 912), 105 North Maple Street, Public Square, Murfreesboro, TN 37130, dated June 19, 1992, as follows:
>
> Beginning at an iron pin (old) lying at the intersection of the easterly right-of-way line of Belmont Boulevard, and the southerly right-of-way line of Clayton Avenue, said point being the northwesterly corner of the herein described property, thence, leaving said easterly line of Belmont Boulevard and with the southerly right-of-way line of Clayton Avenue, S 78° 16' 53" East, 160.00 feet to a new iron pin lying at the westerly line of a 12 foot alley, being the northeasterly corner of Lot 205, thence, with said line of alley, S 35° 26' 42" West, 120.00 feet to the southeasterly corner of Lot 206, thence, leaving said margin of alley, and with the northerly line of Shelby Singleton Enterprises, N. 78° 55' 02" West, 155.72 feet to an iron pin (old) lying on the easterly right-of-way line of Belmont Boulevard, said point being the southwesterly corner of the herein described parcel, thence, with said easterly right-of-way line of Belmont Boulevard, along a curve to the left, said curve having a radius of 3602.12 feet, a central angle of 01° 54' 29", and an arc length of 119.95 feet, and having a chord bearing and chord of N. 33° 14' 15" East, 119.95 feet to the point of beginning, containing 0.40 acres, more or less.
>
> Being the same property conveyed to Garth M. Fundis and wife, Ann T. Fundis, by warranty deed from Roy L. Clark, Trustee of the Roy L. Clark Revocable Trust, of record in book 8670, page 546, Register's Office for Davidson County, Tennessee.

This is improved property known a 3100-3102 Belmont Boulevard, Nashville, Tennessee 37212.

IN WITNESS WHEREOF, I have hereunto set my hand on this the 19th day of AUGUST, 2003.

Garth M Fundis
GARTH M. FUNDIS

Ann T. Fundis
ANN T. FUNDIS

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

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

Kent Harnett
AFFIANT

Sworn to and subscribed before me
this 19th day of August, 2003.

Regina R. Crabb
NOTARY PUBLIC

My Commission Expires: 5-30-07

* * * * * * * * * * * * * * * *

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Before me, REGINA R. CRABB, a Notary Public in and for said County and State, personally appeared **GARTH M. FUNDIS and ANN T. FUNDIS**, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand, at office in Nashville, Tennessee on this the 19th day of August, 2003.

Regina R. Crabb
NOTARY PUBLIC

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires:

5-30-07