This space for Register's Office:

Davidson County DEEDWARR
Recvd: 09/04/03 12:30 2pgs
Fees:12.00 Taxes:0.00

20030904-0128557

PREPARED BY (AND RETURN TO)
Robert W. Rutherford, Attorney at Law
Serenity Title & Escrow, LLC
504 Autumn Springs Court #18
Franklin, TN 37067

ADDRESS NEW OWNER:
William Royster, et ux
403 Maple Grove Road
Franklin, TN 37064

SEND TAX BILLS TO:
New owner

Map & Parcel #19-043.02-0-172.00
Map & Parcel #19-043.01-0-185.00

CORRECTIVE WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

For the consideration of Ten Dollars ($10.00), cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, **Champion Properties, LLC** hereinafter called the **Grantors**, do hereby convey unto **William Royster and Jane M. Royster**, husband and wife hereinafter called the **Grantee**, all right, title, interest, claim, or lien in and/or to that certain real property parcel of land, and any improvements and/or appurtenances thereto, situated and located in Davidson County, State of Tennessee, and legally described as:

Being Lot No.5 on the Plan of Pierce Place, Section 1, of record in Book 5190, Paeg 759, as amended in Book 6050, Page 10, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Champion Properties, LLC by Quitclaim Deed of record in Book 10583, Page 121, Register's Office for said County.

Being Lot No 4 on the Plan of Pierce Place, Section 2, of record in Book 5190, Page 759, as amended in Book 6050, Page 10, Register's Office for said County.

Being the same property conveyed to Champion Properties, LLC by Quitclaim Deed of record in Book 10583, Page 121, Register's Office for said County.

This Corrective Warranty Deed is executed to correct the errors in Warranty Deed of record in Instrument No. 20010917-0100524, wherein the Section was stated as to Lot 5, "Section 2" for the Plan of Pierce Place, in that the correct Section is "Section 1". This conveyance also places Lots 4 , Section 2 and Lot 5, Section 1, both on the Plan of Pierce Place, on the same Deed for purposes of placing liens on said property in a more sensible manner and for the purpose of creating a common derivation for the two parcels.

This conveyance is subject to any and all existing easements and restrictions of record.

This is improved property known as 1309 & 1311 Pierce Road, Madison, TN 37115.

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, Grantee's heirs or assigns, forever.

GRANTORS COVENANT with the said Grantee that Grantor 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.

GRANTOR FURTHER CONVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

And I do warrant the title against all persons whomsoever, subject only to those encumbrances or liens of record, or as above set forth, if any.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 22 day of July 2003.

John R. Buchanan, Chief Manager

State of Tennessee
County Williamson

BEFORE ME, the undersigned authority, on this day personally appeared John R. Buchanan, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence and who, upon oath, acknowledged himself to be Chief Manager of Champion Properties, LLC, the within named bargainor, a corporation and that he as such Chief Manager, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as Chief Manager.

Witness my hand and seal at office in Franklin, this 22 day of July, 2003.

SUBSCRIBED AND SWORN TO BEFORE ME this 22 day of July, 2003.

Notary Public in and for the
State of Tennessee

My Commission Expires: 08/08/06

STATE OF TENNESSEE
COUNTY OF Williamson

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is $-0-.00.

Affiant

Sworn and subscribed before me on 7/22/03.

Notary Public

My Commission Expires: 08/08/06