Address New Owner:	Nina Florence Green Hopkins 115 Woodmont Blvd., Apt. #519 Nashville, TN 37205
Send Tax Bills to:	New Owner
Map & Parcel:	117-7 20

Davidson County DEEDQC
Recvd: 12/18/03 10:54 2pgs
Fees:12.00 Taxes:0.00
20031218-0180449

QUITCLAIM DEED OF CORRECTION

This Quitclaim Deed of Correction made and entered into on this the 17th day of December 2003, by and between **NINA FLORENCE GREEN HOPKINS,** herein "Grantor," and **NINA FLORENCE GREEN HOPKINS**, herein "Grantee":

WHEREAS, by Quitclaim Deed recorded in Instrument No. 199912280307151, Register's Office for Davidson County, Tennessee (herein "Estate Deed"), Grantor as Executrix of the Estate of James Ross Hopkins, conveyed certain property in Davidson County, Tennessee, to Grantee; and

WHEREAS, the Estate of James Ross Hopkins devised the herein described property to Grantor, and the Estate of James Ross Hopkins is closed; and

WHEREAS, said Deed is irregular because the real property was incorrectly and incompletely described; and

WHEREAS, this Quitclaim Deed of Correction is for the purpose of correcting the legal description in the Estate Deed and for the purpose of having the Grantor convey all right, title, and interest in said certain property to the Grantee.

NOW, THEREFORE, for and in consideration of good and valuable consideration with a value greater than the sum of Ten Dollars (10.00), and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged by the Parties hereto, I, **NINA FLORENCE GREEN HOPKINS, unmarried,** (Grantor), by these presents do hereby quitclaim and convey unto **NINA FLORENCE GREEN HOPKINS** (Grantee) all of my interest in the following described tract or parcel of land in Davidson County, Tennessee.

Land in Davidson County, Tennessee, being described as follows, to-wit:

Beginning at a pipe on the northerly margin of Lombardy Avenue and the southeasterly corner of the Kincaid property as of record in Instrument No. 200012040119036, Register's Office for Davidson County, Tennessee, and being more particularly described as follows:

(1) Thence North 17 degrees 49 minutes 48 seconds East, 175.35 feet to an iron pin;

(2) Thence South 73 degrees 35 minutes 43 seconds East, 200.44 feet to a pipe;

(3) Thence South 16 degrees 51 minutes 43 seconds West, 173.53 feet to a concrete monument;

(4) Thence North 74 degrees 05 minutes 45 seconds West, 203.43 feet to the point of beginning, containing 35,216.47 square feet or 0.80 acres.

(Described according to a lot survey by Phillip E. Holmes, Tennessee License No. 1728, dated December 12, 2003.)

Being a part of the same property conveyed to Ross Hopkins and wife, Margaret F. Hopkins, by Warranty Deed dated June 11, 1945, from Ellen Stokes Wemyss and husband, William H. Wemyss, of record in Book 1316, Page 540, Register's Office for

Davidson County, Tennessee. The said Margaret F. Hopkins died on June 30, 1958, leaving Ross Hopkins as the sole surviving tenant by the entirety. The said Ross Hopkins died after May 12, 1960 and devised the subject property to James Ross Hopkins by virtue of his Last Will and Testament, Docket No. 45582, Probate Court of Davidson County, Tennessee. The said James Ross Hopkins died on August 6, 1998, and devised the subject property to Nina Florence Green Hopkins by virtue of his Last Will and Testament, Docket No. 98P-1800, Seventh Circuit Court for Davidson County, Tennessee, Probate Division.

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

When necessary for proper construction, the singular shall include the plural and the plural the singular, and the reference to any gender shall include reference to all genders.

IN WITNESS WHEREOF, I have hereunto set my hand on this the 17th day of December 2003.

NINA FLORENCE GREEN HOPKINS, Grantor

NINA FLORENCE GREEN HOPKINS, Grantee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named **NINA FLORENCE GREEN HOPKINS,** with whom I am personally acquainted, or who proved to me on the basis of satisfactory evidence and who acknowledged that s/he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 19th day of December 2003.

Notary Public
My Commission Expires: 1/28/2006

CINDY S. SMITH NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TENN
My Commission Expires JAN. 28, 2006

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is $zero.

Affiant

Subscribed and sworn to before me this 17th day of December 2003.

Notary Public
My Commission Expires 1/28/2006

CINDY S. SMITH NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TENN
My Commission Expires JAN. 28, 2006

Prepared by:
Cindy S. Smith, P.C.; Attorney at Law
P.O. Box 292004; Nashville, TN 37229