PICK-UP

Davidson County DEEDQC
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Fees:17.00 Taxes:0.00
20040127-0010301

This instrument Prepared By:
Harris A. Gilbert
Wyatt, Tarrant, & Combs
2525 West End Avenue, Suite 1500
Nashville, Tennessee 37203-1423
615.244.0020

DEED OF CORRECTION AND QUITCLAIM DEED

Address New Owner(s):	Send Tax Bills To:	Map & Parcel Nos.:
Doochin Riverglen Properties, LL.C. % Benjamin A. Doochin 511 Chesterfield Avenuee, 4-B Nashville, TN 37212	Same	See attached

WHEREAS, on November 3, 2003, SONIA DOOCHIN and BEN DOOCHIN, Co-Executors of the ESTATE OF JULIUS DOOCHIN, conveyed by Quitclaim Deed to DOOCHIN RIVERGLEN PROPERTIES, L.L.C., certain property described by said Deed, which was recorded as Instrument No. 20031104-0161636 (the "Property"); and

WHEREAS, said Deed conveyed said Property from said Co-Executors of the ESTATE OF JULIUS DOOCHIN; and

WHEREAS, said Deed needs to be corrected to provide that said Deed should have been conveyed by Sonia Doochin and Ben Doochin as Co-Trustees of the JULIUS DOOCHIN FAMILY TRUST and the JULIUS DOOCHIN MARITAL TRUST, as provided under the Last Will and Testament of Julius Doochin, deceased, and to correct the legal descriptions contained therein;

NOW THEREFORE, for no consideration, but in order to correct the previous Quitclaim Deed referred to above, we, SONIA DOOCHIN and BEN DOOCHIN, as Co-Trustees of the JULIUS DOOCHIN FAMILY TRUST and the JULIUS DOOCHIN MARITAL TRUST under the Last Will and Testament of Julius Doochin, deceased, hereinafter called the "Grantor", quitclaim and re-convey unto DOOCHIN RIVERGLEN PROPERTIES, L.L.C. ("Grantee"), its successors, heirs and assigns, our entire undivided interest in and to the Property, being certain tracts of land located in Davidson County, Tennessee as hereinafter described, including any and all contract rights and obligations pursuant thereto.

There is no monetary consideration for this Quitclaim Deed and this transfer.

Said Property is described as follows:

Land in Davidson County, Tennessee, being Lot No. 34 on the Plan of River Glen Phase III, Section 3, as of record as Instrument No. 20020917-0113232, Register's Office for Davidson County, Tennessee;

Land in Davidson County, Tennessee, being Lot Nos. 59 and 60 on the Plan of River Glen Phase III, Section 1, as of record as Instrument No. 20011207-0135041, Register's Office for Davidson County, Tennessee;

Land in Davidson County, Tennessee, being Lot No. 45 on the Plan of River Glen Phase III, Section 2, as of record as Instrument No. 20020917-0113231, Register's Office for Davidson County, Tennessee;

Land in Davidson County, Tennessee, being Lot Nos. 13 through 31, inclusive, on the Plan of River Glen Phase V, Section 2, as of record as Instrument No. 20031006-0147480, Register's Office for Davidson County, Tennessee;

Land in Davidson County, Tennessee, being Lot Nos. 1 through 38, inclusive, on the future Plan of River Glen Phase VI, not yet of record; and

Land in Davidson County, Tennessee, being Lot Nos. 1 through 40, inclusive, on the future Plan of River Glen Phase VII, not yet of record.

Being part of the same property conveyed to Julius Doochin, Trustee, by Deed from Anita Louise Peacher, widow of record in Book 5690, Page 853, Register's Office for Davidson County, Tennessee, the said Julius Doochin, Trustee, having conveyed said property to Julius Doochin, individually and as of record in Book 9676, Page 346, Register's Office for Davidson County, Tennessee. Julius Doochin departed this life testate, and letters testamentary were issued to Sonia Doochin and Ben Doochin, Co-Executors, by the Seventh Circuit Court of Davidson County, Tennessee, Docket No. 03P-1054.

This conveyance is made subject to:

Taxes for the year 2003 and subsequent years, a lien, but not yet due and payable.

All matters on the plan of record in Book 6900, Pages 650 and 651; in Book 6900, Page 671; and Book 9700, Page 858, Register's Office for Davidson County, Tennessee.

All matters on the Plan of River Glen Open Space One, Part of a Planned Unit Development of record as Instrument No. 20030319-0036614, Register's Office for Davidson County, Tennessee.

All matters of record for River Glen, Phase 3, Section 3 in Instrument No. 20020917-0113232, Register's Office for Davidson County, Tennessee.

All matters on the Plan of River Glen Phase III, Section 1, as of record as Instrument No. 20011207-0135041, Register's Office for Davidson County, Tennessee.

All matters on the Plan of River Glen Phase III, Section 2, as of record as Instrument No. 20020917-0113231, Register's Office for Davidson County, Tennessee.

All matters on the Condominium Plat River Glen Planned Unit Development, Phase 5, Section 2, of record as Instrument No. 20031006-0147480, Register's Office for Davidson County, Tennessee.

All matters on the future Plan of River Glen Phase VI, not yet of record.

All matters on the future Plan of River Glen Phase VII, not yet of record.

Restrictive covenants contained in Book 6762, Page 208; Book 7566, Page 571, and in instrument No. 20020425-0051349, Register's Office for Davidson County, Tennessee.

Homeowners Association Charters of record in Book 8069, Page 158, and in Instrument No. 20020425-0051348, Register's Office for Davidson County, Tennessee.

Water and Sewer Easement of record in Book 7061, Page 196, Register's Office for Davidson County, Tennessee.

Stormwater Detention Agreement of record in Instrument No. 20010816-0088874, Register's Office for Davidson County, Tennessee.

Conveyance of common areas of record in Instrument No. 20020503-0054718, Register's Office for Davidson County, Tennessee.

Easements of record in Book 7296, Page 484; Book 11030, Page 731; Book 11030, Page 731; Book 3961, Page 681, Register's Office for Davidson County, Tennessee.

All existing and recorded easements, rights of way and restrictions, all zoning regulations, building restrictions and setback lines, if any, and easements or rights of way for public utilities.

This is unimproved Property known as:

Lot 34, River Glen Phase III, Section 3;

Lots 59, 60 River Glen Phase III, Section 1;

Lot 45, River Glen Phase III, Section 2;

Lots 13-31, River Glen Phase V, Section 2;

Lots 1-38, River Glen Phase VI; and

Lots 1-40, River Glen Phase VII, Nashville, Tennessee.

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

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed on this 9th day of January 2004.

GRANTOR:

Sonia Doochin

SONIA DOOCHIN, Co-Trustee of the JULIUS DOOCHIN FAMILY TRUST and JULIUS DOOCHIN MARITAL TRUST under the Will of Julius Doochin

Ben Doochin

BEN DOOCHIN, Co-Trustee of the JULIUS DOOCHIN FAMILY TRUST and JULIUS DOOCHIN MARITAL TRUST under the Will of Julius Doochin

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Lisa A. Gilbert, a Notary Public in and for said State and County duly commissioned and qualified, BEN DOOCHIN and SONIA DOOCHIN, to me known (or who proved to me on the basis of satisfactory evidence) to be the persons who executed the foregoing instrument, and who acknowledged that such person executed the same as their free act and deed.

WITNESS my hand and seal in the aforesaid State and County this 9th day of January 2004.

NOTARY PUBLIC

LISA A. GILBERT NOTARY PUBLIC AT LARGE

My Commission Expires:

3/24/05

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $0.00.

AFFIANT

Subscribed and sworn to before me, this 9th day of January 2004.

NOTARY PUBLIC

LISA A. GILBERT NOTARY PUBLIC AT LARGE

My Commission Expires:

3/24/05

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