Davidson County DEEDWARR
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Fees:17.00 Taxes:0.00
20040203-0012752

This Instrument Prepared By:
DAVID W. KIOUS, Attorney at Law
124 First Avenue North, Suite 102
Franklin, TN 37064
File No. 200320485

INSTRUMENT OF CORRECTION
(Correction of Warranty Deed of Record
In Instrument Number 20031201-0172428 R.O.D.C.T.)

THIS AGREEMENT made this 30th day of January, 2004 by Debra C. Jones (hereinafter referred to as "Grantor"), and David R. Cruse, married and Amber R. Cruse, unmarried (hereinafter referred to as "Grantee"), and

WHEREAS, the Warranty Deed dated November 24, 2003, of record in **Instrument Number 20031201-0172428**, of the Register's Office of Davidson County, Tennessee, purely through scriveners error, inadvertently omitted verbiage in the Granting Clause; and,

WHEREAS, both Grantor and Grantee now desire to correct said error and omission by entering into this Instrument of Correction to re-convey subject real property.

THEREFORE, FOR AND IN CONSIDERATION of the sum of $1.00, cash in hand paid, and for other good and valuable considerations, the receipt of which is hereby acknowledged, Debra C. Jones, unmarried hereinafter called the Grantor, has bargained and sold and by these presents does grant, bargain and convey unto David R. Cruse, married and Amber R. Cruse, unmarried, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being all of Lot No. 202 on the Plan of Huntington Ridge Townhomes, as shown by plat appearing of record in Plat Book 4675, Page 9, of the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Debra C. Jones, unmarried by Warranty Deed dated May 18, 1987 of record in Book 7240, Page 407, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following:
Declaration of Covenants, Conditions and restrictions of record in Book 4729, Page 687 and amended in Book 4889, Page 905 and Book 5394, Page 243; By-Laws of record in Book 7423, Page 762; Charter for Homeowners' Association of record in Book 4729, Page 682 and amended in Book 4890, Page 84; Easement of record in Book 6396, Page 896; any and all matters shown on the plat of record in Book 4675, Page 9; and any and all matters of record; all in the Register's Office for Davidson County, Tennessee.

This instrument is being executed pursuant to a Power of Attorney, of record in **Instrument Number 20031201-0172427,** Register's Office for Davidson County, Tennessee.

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, her heirs and assigns forever; and Grantor covenants with the said GRANTEE that it 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; and except for the current year property taxes which are being prorated between the parties and Grantee agreeing to pay said tax when due; and Grantor further covenants and binds itself, its successors and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, her heirs and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, we have hereunto set our hands and signatures on this 30th day of January, 2004.

Grantor:

Debra C. Jones

By J. Charles Kelly, her attorney-in-fact

Grantee:

David R. Cruse

Amber R. Cruse

STATE OF TENNESSEE)
:ss
COUNTY OF WILLIAMSON)

On this 30th day of January 2004, before me personally appeared J. Charles Kelly, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she is the attorney-in-fact of Debra C. Jones and is authorized by her and does hereby acknowledge the execution of this instrument on her behalf, by virtue of an instrument of record in instrument Number 20031201-0172427, Register's Office for Davidson County, Tennessee.

WITNESS MY HAND, at office, this 30th day of January 2004.

NOTARY PUBLIC

My Commission Expires:

MARILYN PAINTER NOTARY PUBLIC AT LARGE TENN.

MY COMMISSION EXPIRES FEBRUARY 13, 2005

STATE OF TENNESSEE)
:ss
COUNTY OF WILLIAMSON)

On this 30th day of January 2004, before me personally appeared David R. Cruse and Amber R. Cruse, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged the execution of this instrument for the purposes therein contained as their free act and deed.

WITNESS MY HAND, at office, this 30th day of January 2004.

NOTARY PUBLIC

My Commission Expires:

10/22/05

BARBARA L. HODGE NOTARY PUBLIC AT LARGE WILLIAMSON CO., TENN. MY COMM. EXP. 10/22/05