This instrument was prepared by:
Cumberland Title Company
13018 Lebanon Rd., Ste. 100
Mt. Juliet, TN 37122
Improved Property: 1500 Trailwood Ct., Nashville, Tennessee 37214

Map and Parcel
108-12-247

Davidson County DEEDWARR
Recvd: 03/25/04 11:20 3pgs
Fees:17.00 Taxes:0.00
20040325-0033766

INSTRUMENT FOR CORRECTION
OF WARRANTY DEED

WHEREAS by Warranty Deed of record in Book 11061, Page 176, Register's Office for Davidson County, Tennessee, **James Wallace and wife, Danea Wallace,** conveyed property described therein to **Eric H. Richey**, unmarried;

WHEREAS, by inadvertence and mutual mistake, said deed contained an error in the description of the land intended to be conveyed which was therein described as follows:

Being Lot No. **89** on the Plan of Trailwood, Section 5, as of record in Plat Book 6900, Pages 477-479, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

NOW, THEREFORE, in order to correct said error and inadvertence, this Instrument for Correction is made, and, **James Wallace and wife, Danea Wallace,** for the consideration expressed in said former deed, have bargained and sold and by these presents do transfer and convey unto the said Grantee, **Eric H. Richey,** his heirs and assigns a certain tract of land that is hereby agreed and understood to be correctly described as follows:

Being Lot No. **88** on the Plan of Trailwood, Section 5, as of record in Plat Book 6900, Pages 477-479, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to James Wallace and wife, Danea Wallace, by deed from Commercial Federal Mortgage Corporation, of record in Deed Book 8078,.Page 521, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD said land, together with all of the appurtenances, estate, title and interest thereto belonging to said Grantee, his heirs and assigns, in fee simple forever, and Grantor does hereby reaffirm and ratify all covenants, warranties and stipulations made and provided in said deed of record in Book 11061, Page 176, Register's Office for Davidson County, Tennessee, and the entire contents thereof as fully and effectively as if the entire instrument were copied herein verbatim containing the corrections, and said instrument is accordingly incorporated herein by reference. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, the said Parties hereto have set their signatures on this the 18th day of March 2004.

James Wallace

Danea Wallace

Eric H. Richey

STATE OF TENNESSEE
COUNTY OF Dallas

Before me, James Wallace + Danea Wallace, a Notary Public within and for the State and County aforesaid, personally appeared James Wallace and wife, Danea Wallace, with whom I am personally acquainted and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand, at office, this 18th day of March 2004.

My Commission Expires:

OFFICIAL SEAL
Pauline M. Kladis
State of Texas
My Commission Expires
June 6, 2007

Pauline M. Kladis
Notary Public

PAULINE M. KLADIS NOTARY PUBLIC STATE OF TEXAS EXPIRES JUNE 6, 2007

STATE OF TENNESSEE
COUNTY OF Dallas

Before me, Danea Wallace + James Wallace, a Notary Public within and for the State and County aforesaid, personally appeared Eric H. Richey with whom I am personally acquainted and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

Witness my hand, at office, this 18th day of March 2004.

My Commission Expires:

OFFICIAL SEAL
Pauline M. Kladis
State of Texas
My Commission Expires
June 6, 2007

Pauline M. Kladis
Notary Public

STATE OF Tennessee

COUNTY OF Rutherford

Before me, the undersigned Notary Public, personally appeared Eric H. Richey. who is known to me or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal, this 24th day of March, 2004.

Susanne E. Marlowe

Notary Public

My Commission Expires: 10-19-04

(SEAL)

