Rerecord instrument to correct lot number in legal description

ADDRESS NEW OWNERS and
SEND TAX BILLS:
JONATHAN B. CLARK and
LEIGH E. SCHLANSKER
Bank of America
P.O. Box 1675
Coraopolis, PA 15108

This instrument prepared by:
TIMOTHY D. FERGUSON
Attorney at Law
365 West Main Street
Hendersonville, Tennessee

MAP PARCEL NUMBERS:
26 - 15 - 11 &
26 - 15 - 10.01

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of ONE HUNDRED FORTY NINE THOUSAND NINE HUNDRED DOLLARS ($149,900.00), cash in hand paid, the receipt of which is hereby acknowledged, and other good and valuable considerations, ROBERT F. TOLL, hereinafter called GRANTOR, has this day bargained and sold and by these presents transfers and conveys to JONATHAN B. CLARK, unmarried and LEIGH E. SCHLANSKER, unmarried, as tenants in common, with expressed rights of survivorship, hereinafter called GRANTEES, their heirs, successors and assigns forever, the following described property, to wit:

A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS:

BEING LOT NO. 58 AND A SMALL TRACT LYING SOUTHWEST OF THE SAME MARKED "PARCEL 'A' RESERVED, NOT AN INDIVIDUAL BUILDING SITE", ON THE PLAN OF SECTION 1, NORTH HILL ESTATES, AS OF RECORD IN BOOK 3300, PAGE 18, REGISTER'S OFFICE FOR SAID COUNTY, DESCRIBED TOGETHER AS FOLLOWS;

BEGINNING AT A POINT IN THE SOUTHEASTERLY MARGIN OF MARSHA DRIVE, AT THE CORNER OF LOTS 57 AND 56; THENCE WITH THE LINE BETWEEN SAID LOTS, SOUTHEASTERLY 238.6 FEET TO A CORNER OF LOT 56; THENCE WITH THE LINE BETWEEN LOTS 56 AND 58, SOUTHERLY 95.3 FEET TO A CORNER OF LOT 54; THENCE WITH THE LINE LOTS 58 AND 54, SOUTHWESTERLY 127.4 FEET TO A CONCRETE MONUMENT; THENCE N 51 DEGREES 41 MINUTES W 280.2 FEET TO A POINT IN THE MARGIN OF MARSHA DRIVE, AT A CONCRETE MONUMENT; THENCE WITH THE MARGIN OF SAID DRIVE, NORTHEASTERLY 179.28 FEET TO THE POINT OF BEGINNING.

BEING THE SAME PROPERTY CONVEYED TO ROBERT F. TOLL AND WIFE, BETTY B. TOLL BY DEED DATED NOVEMBER 15, 1963 OF RECORD IN BOOK 3647, PAGE 463, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. THE SAID BETTY B. TOLL HAVING SINCE DIED.

Subject to all matters shown on the above referenced plat and to restrictions of record.

This is improved property known as 2205 Marsha Drive, Madison, Tennessee 37115.

TO HAVE AND TO HOLD the said tract or parcel of land, with appurtenances, estate, title and interest thereto belonging to GRANTEES, their heirs, successors and assigns, forever.

GRANTOR covenants with GRANTEES that he is lawfully seized and possessed of said land in fee simple, possessing a good right to convey it and that the said land is unencumbered except as herein provided.

OLDHAM & FERGUSON
ATTORNEYS AT LAW
365 WEST MAIN STREET
HENDERSONVILLE, TN
37075
615-824-0989

Davidson County DEEDWARR
Recvd: 05/07/04 11:10 2pgs
Fees:13.00 Taxes:554.63
20040507-0052252

Davidson County DEEDWARR
Recvd: 07/14/04 09:37 2pgs
Fees:12.00 Taxes:0.00
20040714-0083704

RE-RECORD

GRANTOR further covenants and binds himself, his heirs, successors and assigns to warrant and defend the title to the said land to GRANTEES, their heirs, successors and assigns against the lawful claims of all persons whomsoever.

Executed on this 5 day of May, 2004.

Robert F. Toll

ROBERT F. TOLL

STATE OF TENNESSEE

COUNTY OF SUMNER

Personally appeared before me, the undersigned Notary Public of said county, ROBERT F. TOLL, the within named bargainor with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand at office this 5 day of May, 2004.

NOTARY PUBLIC

My Commission Expires:

10/24/05

SUMNER COUNTY, TENN. TIMOTHY D. FERGUSON NOTARY PUBLIC AT LARGE

STATE OF TENNESSEE

COUNTY OF SUMNER

The actual consideration or value, whichever is greater for this transfer is $149,900.00.

Leigh E Schlanker

AFFIANT

Subscribed to and sworn before me, this the 5 day of May, 2004.

NOTARY PUBLIC

My Commission Expires:

7-23-05

LINDA V. JONES NOTARY PUBLIC AT LARGE WILSON COUNTY, TENN.

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