This Instrument Prepared By:
WILLIAM E. PORTER, ESQ.
213 Third Avenue, North
Nashville, Tennessee 37209
(615) 250-8100

Davidson County DEEDQC
Recvd: 08/09/04 10:30 4pgs
Fees:22.00 Taxes:0.00
20040809-0095652

New Owner:	Send Tax Bills To:	Map/Parcel:
Andrew Gardner, Jr. 2300 Buchanan Street Nashville, TN 37208	Same	Map 81-6 Par. 457

DEED OF CORRECTION

I, **ANDREW GARDNER, JR., Individually and as the EXECUTOR FOR THE ESTATE OF ANDREW GARDNER, SR., DECEASED** (hereinafter referred to as "Grantor") pursuant to Seventh Circuit Docket #02P-1677 does hereby transfer and convey, unto **DORIS GARDNER AND ANDREW GARDNER, JR.,** as joints tenants with right of survivorship, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to wit:

Land in the Eighth, formerly the Thirteenth, Civil District of Davidson County, Tennessee, described as follows:

Being parts of Lots Nos. 6, 7, and 8 on the Plan of the Subdivision of Lot No. 16 of the Nichol Property, as of record in Plan Book 2, page 49, Chancery Court at Nashville, and more particularly described in a survey by John M. Sullivan, dated August 28, 1952, same being described as Tract "A". Said parts of Lots Nos. 6,7 and 8 front together 150.42 feet on the northerly side of Buchanan Street, said Lot runs back 157 1/2 feet, more or less, on the westerly line to an alley; thence in an easterly direction 48.33 feet to a point; thence south 3 degrees 30 minutes west 50 feet to a point; thence south 87 degrees, 46 minutes east 102.2 feet to a point; thence in a southerly direction 100 feet to the intersection of Buchanan Street and Twenty-Third Avenue North.

Lot size has increased per a combine requested by owners in 1995.(see attached maps).

Being the same property conveyed to Andrew Gardner by deed from George Claniksa and wife Mary Ellen Clanikas (½ interest) and Eva R. Garfinkle (widow) (½ interest) as of record in Book 5329, page 873, Register's Office for Davidson County, Tennessee. Andrew Gardner, Sr., died August 14, 2002 and his Will administered under Docket #02P-1677 in the Probate Court for Davidson County, Tennessee. Andrew Gardner, Jr., executes this deed as personal representative of the estate of Andrew Gardner, Sr.

This is property known as 2300 Buchanan Street, Nashville, Tennessee.

ANDREW GARDNER, JR.
Executor of The Estate of
Andrew Gardner, Sr.

X Instrument # 20040518005796 8

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $0..

ANDREW GARDNER, JR.

Sworn to and subscribed before me this 29th day of July, 2004.

NOTARY PUBLIC

My commission expires: 5-29-2005

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, undersigned, a Notary Public of said County and State, **ANDREW GARDNER, JR.**, 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 29th day of July, 2004.

NOTARY PUBLIC

My commission expires: 5-29-2005

NOTE: This deed was prepared upon information provided by the parties and no independent examination of public records has been conducted by the preparing attorney.

New Description

* 2300 BUCHANAN ST	N 37208	DB- 00000000	PG- 0000000
		DA 01/02/1995	SIZE 200X150XIR
			ACRES .56
LOTS 5&6 PT 7&8 PT 16 NICHOL			
* 2300 BUCHANAN ST	N 37208	DB- 00004382	PG- 0000634
		DA 11/26/1969	SIZE 150X150XIR
			ACRES .39
LOT PTS 6,7&8 PT 16 NICHOL			

Customer requested a Combine & property Size increased.

(Pcall

LAST PAGE - NO MORE PROPERTY HISTORY


JUL-19-2004 12:18
444
11
446
12
13
447
14
448
449 15
450 16
UNKNOWN
50
50
98.3
101.67
3
4
5
6
7
458
8
50
50
453
102.2
454
455
150
081
457
100
50
50
200.42
23RD
4
BUCHANAN
TOTAL P.05
P.05
54
54
54
208
209
210
162s
258
50 45s
260