Prepared by and return to:
Settlement Services of Tennessee, LLC
121 First Avenue South, Suite 210
Franklin, Tennessee 37064

Davidson County DEEDWARR
Recvd: 02/22/05 15:29 2 pgs
Fees:12.00 Taxes:0.00
20050222-0019352

INSTRUMENT OF CORRECTION OF DEED

WHEREAS, by a Deed of record in Book 11568, page 808, Register's Office for Davidson County, Tennessee, **FOX RIDGE HOMES, INC.** ("Grantor") conveyed a certain tract of land in Davidson County, Tennessee, to **JOHN F. FRANK AND GWEN N. FRANK, husband and wife** ("Grantee"); and

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. 16 on the Plan of River's Edge, Section Two, Jackson Downs, Phase Two of record in Book 11313, page 328, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description
>
> Being part of the same property conveyed to Fox Ridge Homes, Inc. by special Warranty Deed from Southeastern Building Corporation of record in Book 11313, page 328, Register's Office for Davidson County, Tennessee.

WHEREAS, the Grantee has requested the Grantor to correct said error, and said Grantor has agreed to do so.

NOW, THEREFORE, the Grantor, **FOX RIDGE HOMES, INC.**, n/k/a **NVR, INC. T/A FOX RIDGE HOMES, a Virginia Corporation,** for the purpose of correcting said error and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, does hereby transfer and convey their interest unto **JOHN F. FRANK AND GWEN N. FRANK, husband and wife**, their heirs and assigns, the following described parcel of land in Davidson County, Tennessee:

> Being Lot No. 16, on the plan of River's Edge, Section Two, Jackson Downs, Phase Two of record in Book 9700, Page 414, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description
>
> Being part of the same property conveyed to Fox Ridge Homes, Inc., a Tennessee Corporation, by special Warranty Deed from Southeastern Building Corporation of record in Book 11313, page 328, Register's Office for Davidson County, Tennessee.

This conveyance made subject to:

Taxes for the year 2005 and subsequent years, a lien not yet due and payable.

Subject to Restrictive Covenants and By-laws contained in an instrument of record in Book 9280, page 334, Book 11098, page 1 and Book 11098, page 21, Register's Office for Davidson County, Tennessee.

Easement of record in Book 9857, page 77, Register's Office for Davidson County, Tennessee.

All matters appearing on the Plan of record in Plat Book 9700 page 414, Register's Office for Davidson County, Tennessee.

Subject to boundary plat plan of record in Book 7900, page 556, Register's Office for Davidson County, Tennessee.

All matter of record in Book 8250, page 922, 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 right of ways for public utilities.

unimproved: ( )
This is improved: (X) property, known as 209 River Walk Court, Nashville, Tennessee. 37214

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all person whomsoever. 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.

Witness MY HAND 26th day of January, 2005.

NVR, INC., a Virginia Corporation, trading as Fox Ridge Homes

BY: _____
Kevin Martin, Appointed Vice President

GRANTEE

_____
JOHN F. FRANK

_____
GWEN N. FRANK

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned Notary Public in and for the County and State aforesaid, personally came Kevin Martin, Appointed Vice President, with whom I am personally acquainted and who upon her oath(s) acknowledged himself to be the Appointed Vice President respectively of NVR, Inc., a Virginia corporation, trading as Fox Ridge Homes, the within named bargainor, and corporation, and that he as such Appointed Vice President being authorized so to do, execute the foregoing instrument for the purpose therein contained by signing the name of the corporation, by the said Kevin Martin as such Appointed Vice President, and attesting the same of the corporation, by the said Kevin Martin as such Appointed Vice President.

WITNESS my hand and notarial seal at my office at Brentwood, Tennessee, this 26th day of January, 2005.

_____
NOTARY PUBLIC

SHIRLEY BROOK CREWS NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.

My Commission expires: _____

STATE OF OHIO
COUNTY OF FRANKLIN

On this 1st day of FEBRUARY, 2005, before me, the undersigned Notary Public in and for the County and State aforesaid, personally came John F. Frank ~~and Gwen N. Frank,~~ the within named bargainors, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged that they executed the within instrument for the purpose therein contained.

SUT 3-1-05

NOTARIAL SEAL STATE OF OHIO

SHARON LEE THOMAS
Notary Public, State of Ohio
My Commission Expires 07-18-07

~~Witness~~ my hand and seal this 1st day of FEBRUARY, 2005

_____
NOTARY PUBLIC

My Commission Expires: 7-16-07

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 3rd day of February, 2005, by Gwen N. Frank

_____ seal
Notary Public My Commission Expires July 21, 2007
My commission Expires: _____

ELAINE M. DENNEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN