Return to:

This Instrument Prepared By:
MARY FRANCES RUDY
2012 21st Avenue South
Nashville, TN 37212

Send Tax Bills To:
NGH Credit Union
1818 Albion Street
Nashville, TN 37208

New Owner is:
Kenneth D. Davis
1715 & 1717 12th Avenue North
Nashville, Tennessee 37208

Map and Parcel
81-11-590
81-11-591

Davidson County DEEDWARR
Recvd: 03/03/05 08:11 3 pg
Fees:17.00 Taxes:0.00
20050303-0023231

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STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

MAXIMUM PRINCIPAL INDEBTEDNESS FOR TENNESSEE RECORDING TAX PURPOSES IS $ -0- DOLLARS.

Affiant

Subscribed and sworn to before me this 17th day of February, 2005.

Notary Public

My commission expires: 1-26-08

CARA MONFORTE
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.
My Commission Expires JAN. 26, 2008

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DEED OF CORRECTION

WARRANTY DEED

WHEREAS, a WARRANTY Deed conveying the within described property to Kenneth D. Davis, unmarried, has previously been executed and put of record in Instrument Number 20040106-0001769, Register's Office of Davidson County, Tennessee, and

WHEREAS, the said Warranty Deed was deficient or contained errors, the legal description and Map & Parcel were incomplete.

NOW, THEREFORE, For in the consideration of One and no/100 Dollars ($1.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged I, Mary Ann Roberts, hereinafter called the Grantor, have bargained and sold, and by these presents transfer and convey unto the said Kenneth D. Davis, unmarried, hereinafter referred to as Grantee, its heirs and assigns, that a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to-wit:

Land in Davidson County, Tennessee, being Lot No. 1 on a resubdivision of Lot 187 in McGavock Wetmore and others Addition, as of record in Book 3842, Page 38, Register's Office for said County.

Said Lot fronts 45 feet on the southwesterly side of 12th Avenue north, formerly Florence Street, and extends back 154 feet on the northwesterly line and 154 feet on the southeasterly line to an alley in the rear on which it measures 51 feet.

Land in Davidson County, Tennessee, being Lot No. 2 on a resubdivision of Lot 187 in McGavock Wetmore and others Addition as of record in Book 3842, page 38, Register's Office for said County.

Said Lot 2 fronts 46 feet on the southwesterly side of 12th Avenue North, formerly Florence Street, and extends back at right angles and between parallel lines 154 feet to an alley in the rear.

Being the same property conveyed to Charles Edward Roberts and wife, Mary Ann Roberts by deed from James R. Hillin and wife, Nancy T. Hillin dated April 12, 1999 and filed for record April 15, 1999 in Book 11432, page 524, said Register's Office. The said Charles Edward Roberts has since died leaving Mary Ann Roberts as surviving tenant by the entirety.

This conveyance is subject to any and all existing easements and restrictions as shown of record including those of record in Plat Book 3842, Page 38, 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 Grantees, their heirs and assigns, forever.

The Grantor does covenant with the said Grantees that the Grantor is lawfully seized and possessed of said tract and parcel of land in fee simple, and has a good right to convey same and that same is unencumbered.

The Grantors do further covenant and bind themselves and their heirs and representatives to warrant and forever defend the title to the said tract or parcel of land to the said Grantees, their heirs and assigns against the lawful claims of all persons whomsoever.

Witness our hands this 17th day of February, 2005.

GRANTOR:

Mary Ann Roberts

Mary Ann Roberts

GRANTEES:

Kenneth D. Davis

State of Tennessee
County of Davidson

On February 17, 2005 before me, the undersigned, a Notary Public in and for the said County and State, personally appeared Kenneth D. Davis and Mary Ann Roberts with whom I am personally acquainted, (or proven to me on the basis of satisfactory evidence), and who acknowledge that he/she/they executed the within instrument for the purpose therein described.

Witness my hand and official seal at Nashville, TN, this 17th day of February, 2005.

CARA MONFORTE
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

Exp_____

My Commission Expires JAN. 28, 2008

Notary Public