Davidson County DEEDWARR
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Fees:17.00 Taxes:0.00
20050310-0026850

ADDRESS NEW OWNER:	SEND TAX BILL TO:	MAP-PARCEL NOS.
Janet R. Garner 1207 Grandview Avenue Nashville, TN 37204	New Owner	Map 117-16-0 Parcel 134

This instrument prepared by: Robert J. Notestine III, Attorney
4515 Harding Pike, Suite 315, Nashville, TN 37205. Prepared from information furnished by the parties hereto without the benefit of a title examination.

DEED OF CORRECTION

This Deed of Correction made and entered into on this 8th day of March, 2005 by and between Cochran Enterprises & Development, LLC, a Delaware limited liability Company, party of the first part, and Janet R. Garner, party of the second part.

WHEREAS, on November 22, 2004, by Warranty Deed recorded in Instrument No. 20041130-0142560, Register's Office of Davidson County, Tennessee, party of the first party conveyed certain property (the Property) in Davidson County, Tennessee, to party of the second part, and;

WHEREAS, the Exhibit "A" of the Master Deed erroneously labeled a portion of Unit A as Unit B and did not designate the specific units; and

WHEREAS, the Master Deed has been amended to more particularly describe the Property and to correct the errors on the site plan; and

WHEREAS, the parties desire to correct the aforementioned deed by including a reference to the amended Master Deed and to correct the legal description of the property.

NOW, THEREFORE, for and in consideration of the sum of One Dollar ($1.00), paid by the parties of the second part to the acknowledged party of the first part, Cochran Enterprises & Development, LLC, a Delaware Limited Liability Company, the party of the first part, does hereby grants, sell, transfer and convey unto Janet R. Garner, the party of the second part, the

following described property:

Land in Davidson County, Tennessee, being Unit B, (or Unit 2) known as 1207 Grandview of the Grandview Condominiums, a Planned unit Development established pursuant to Chapter 27 of Title 66 of Tennessee Code Annotated, 66-27-103, et. seq., and as shown on the Master Deed of record in Instrument No. 20040310-0027438, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description of said unit.

Being a portion of the same property conveyed to Cochran Enterprises & Development, LLC, by deed from Loring Nelson-Curry Cain and husband, Curtis Craig Cain, dated April 30, 2002, of record in Instrument No. 20020513-0058446, said Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Janet R. Garner by Deed of record as Instrument 20041130-0142560, for said Register of Deeds Office for said County.

This is improved property commonly known as 1207 Grandview Avenue, Nashville, TN 37204.

The Property is further described as Unit B or Lot 13 on the Revised Exhibit B to the First Amendment to the Master Deed of record in Instrument No. 20050310-0026849, 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 interests thereto belonging to the said Grantee, her heirs and assigns, forever.

And the party of the first part covenants that it was lawfully seized and possessed of said land in fee simple, had a perfect right to convey the same; and that said property was free and clear of all encumbrances at the time of conveyance;

And the party of the first part covenants and binds itself, its successors and assigns, to warrant and forever defend the title to said property to the said party of the second part, her heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS our hand this 9th day of March, 2005.

Party of the First Part

Party of the Second Part

Cochran Enterprises & Development, LLC

By: Scott Cochran

& Janet R. Garner

Janet R. Garner

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for the State and County aforsaid, personally appeared Scott Cochran with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the CFO of Cochran Enterprises & Development, LLC and that he as such CFO executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as CFO.

Witness my hand and official seal at Nashville, Tennessee, this 8th day of March, 2005.

Notary Public

My Commission Expires:

9-24-2005

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before, the undersigned, a Notary Public in and for said County and State, the within named Janet R. Garner, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 10th day of March, 2005.

Notary Public

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires: MAY 28, 2008