INSTRUMENT FOR CORRECTION

OF

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 03/24/05 12:34 3 pgs
Fees:17.00 Taxes:0.00
20050324-0032095

WHEREAS by Warranty Deed recorded as Instrument No. 20040602-0064541 in the Register's Office for Davidson County, Tennessee, **MARY B. ROBBINS**, conveyed property described below, to **THOMAS LEWIS,** as follows,to-wit:

> A certain tract or parcel of real estate located in Davidson County, Tennessee, described as follows, to-wit:
>
> Being the north 90 feet of Lot No. 86, T. M. Nall's Subdivision, as of record in Book 421, Page 63, Register's Office for said County. Said part of said Lot fronts 90 feet on the east side of Stevenson Street, formerly Hall Avenue and runs back between parallel lines along the south margin of Maxon Street, 217.8 feet to a dead line.

WHEREAS, an error exists in the conveyance of the above legal description as it was the intention of the Grantor to convey **ONLY A PORTION OF ABOVE PROPERTY WHICH PORTION IS DESCRIBED BELOW:**

WHEREAS, the Grantee of said Warranty Deed recorded as Instrument No. 20040602-0064541, Register's Office for Davidson County, Tennessee, **Thomas Lewis,** does desire and hereby agrees that this Deed of Correction be executed and recorded to correct said Warranty Deed referenced herein.

NOW, THEREFORE, the Grantor, **MARY B. ROBBINS,** in said incorrect Warranty Deed, for the purpose of correcting said error and in consideration of any sum that may have been set forth in said Deed, the receipt and sufficiency of which was heretofore acknowledged, has bargained and sold and by these presents does hereby transfer and convey unto **THOMAS LEWIS,** his heirs, and assigns, a certain tract of land in **DAVIDSON** County, Tennessee, described as follows:

> **A certain tract or parcel of land in Davidson County, Tennessee, described as Lot No. 1 on the Resubdivision of Lot Nos. 86 and Part of 87 of T. M. Nall's Subdivision of Lots 18, 19 and 20 of B. F. Cockrill Land as of record in Plat Book 421, Page 63, Register's Office for Davidson County, Tennessee, said Resubdivision Plat is of record in Book 4885, Page 126, said Register's Office.**

Being a part of the same property conveyed to Orvil D. Robbins and wife, Mary B. Robbins by Installment Deed from Hugh Dozier DeMoss and wife, Jessie Lovell DeMoss of record in Book 3346, Page 293, Register's Office for Davidson County, Tennessee. The said Orvil D. Robbins having since died.

THIS CONVEYANCE IS MADE SUBJECT TO NOTES, EASEMENTS, BUILDING SETBACK LINES, ETC., IF ANY, AS MAY BE SET FORTH ON THE RESUBDIVISION OF LOTS 86 AND PART OF LOT 87 OF T. M. NALL'S SUBDIVISION OF LOTS 18, 19 AND 20 OF B. F. COCKRILL LAND, SAID RESUBDIVISON PLAT IS OF RECORD IN BOOK 4885, PAGE 126, SAID REGISTER'S OFFICE.

IT IS THE INTENTION OF THE PARTIES HERETO THAT THE FOLLOWING RESTRICTION APPEARING IN WARRANTY DEED OF RECORD AS INSTRUMENT NO. 20040602-0064541 SHALL REMAIN IN EFFECT AND IS THEREFORE SET OUT AGAIN IN THIS INSTRUMENT FOR DEED OF CORRECTION, AS FOLLOWS:

THIS CONVEYANCE IS MADE SUBJECT TO THE RIGHT OF MARY ANN ROBBINS TO RESIDE IN THAT PORTION OF THE PROPERTY HEREIN CONVEYED IN WHICH SHE RESIDED ON THE DATE OF THE SAID WARRANTY DEED WHICH DATE IS MAY 28, 2004, FOR AS LONG AS SHE DESIRES.

TO HAVE AND TO HOLD said land, together with all of the appurtenances, estate, title and interest thereto belonging to said **THOMAS LEWIS**, his heirs and assigns, in fee simple forever, said GRANTOR does hereby reaffirm and ratify any other provisions, if any, set out in said Warranty Deed recorded as Instrument No. 20040602-0064541, in the Register's Office for said County, and the entire contents thereof except for the incorrect description, as fully and effectively as if the entire instrument were copied herein verbatim containing the correct description, and said instrument is accordingly incorporated herein by reference.

IT IS EXPRESSLY AGREED that all other provisions of said Warranty Deed shall remain in full force and effect.

IN WITNESS WHEREOF, this instrument has been executed on this the 22nd day of March, 2005.

Mary B. Robbins, Grantor

Thomas Lewis, Grantee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named **Mary B. Robbins as Grantor and Thomas Lewis as Grantee,** the 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 purposes therein contained.

Witness my hand and official seal at Madison, Tennessee, this 22nd day of March, 2005.

My Commission expires:
3/25/2006

Deanie L. Gregory
Notary Public

DEANIE L. GREGORY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. My Commission Expires MAR. 25, 2006

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $NONE.

Affiant

Sworn to and subscribed before me this the 22nd day of March 2005.

Deanie L. Gregory
Notary Public

My Commission expires: 3/25/2006

DEANIE L. GREGORY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. My Commission Expires MAR. 25, 2006

THIS INSTRUMENT PREPARED BY:
DEANIE L. GREGORY, ATTORNEY
WITH INFORMATION FURNISHED BY THE PARTIES HERETO AND WITHOUT THE BENEFIT OF A TITLE EXAMINATION
200 MADISON STREET
MADISON, TN 37115