This Instrument Was Prepared By:
(and Return To:)

Jeffrey M. Grissim, Atty.
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Davidson County DEEDWARR
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Fees:27.00 Taxes:0.00
20050401-0035391

DEED OF CORRECTION

(A Corrective Re-Conveyance and Conveyance)

WHEREAS, by a deed of record in Record **Instrument No.: 20040421-0044989**, Register's Office for Davidson County, Tennessee, **JAMES D. CRAIG and wife, NANCY EVELYN CRAIG** (hereinafter referred to as "Grantor") conveyed a certain tract / parcel of land in Davidson County, Tennessee, to **ROBERT D. DUKE and wife, ANGELIA ~~K.~~ K. DUKE** AKD ("Grantee");

WHEREAS, by inadvertence, oversight and mistake, said deed contained an erroneous legal description of the land intended to be conveyed, granting an entire tract rather than the Lot Number 2 of the Craigs Two Lot Subdivision by a legal description which was therein described as follows:

> KNOWN AS LOT 4 OF THE DIVISION IF THE LUCIAN MINTON PROPERTY PART OF PARCEL 170, TAX MAP 15. BEGINNING AT AN IRON PIN, SAID IRON [sic] BEING THE NORTHWESTERLY CORNER OF THE LUCIAN MINTON PROPERTY OF RECORD IN BOOK 4466, PAGE 666, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, OF WHICH LOT 4 IS A PART; SAID PIN ALSON [sic] BEING THE COMMON CORNER FOR CARRIGAN, HAMPTON, JOHNSON AND MINTON; THENCE SOUTH 85 DEGREES 11 MINUTES 14 SECONDS EAST, 1020.69 FEET TO AN IRON PIN; THENCE, SOUTH 42 DEGREES 28 MINUTES 19 SECONDS WEST, 652.30 FEET TO AN IRON PIN IN MINTON COURT, A 50-FOOT WIDE INGRESS/EGRESS EASEMENT; THENCE, WITH A CURVE TO LEFT HAVING A CENTRAL ANGLE OF 84 DEGREES 26 MINUTES 15 SECONDS AND A RADIUS OF 50.00 FEET, FOR A DISTANCE OF 73.69 FEET TO AN IRON PIN; THENCE NORTH 41 DEGREES 57 MINUTES, 56 SECONDS WEST, 761.87 FEET TO THE POINT OF BEGINNING.
>
> BEING A PART OF THE SAME PROPERTY CONVEYED TO JAMES D. CRAIG and wife, NANCY EVELYN CRAIG, BY WARRANTY DEED FROM LUCIAN MINTON and wife, JO ANN MINTON OF RECORD IN BOOK 8488, PAGE 594, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

WHEREAS, the Grantee and Grantor request each other to correct said error, and said Grantor and Grantee have agreed to do so.

NOW, THEREFORE, the **Grantor, ROBERT D. DUKE and wife, ANGELIA ~~K.~~ K.** AKD **DUKE**, for the purpose of correcting the above described error and removing any cloud on title, and in consideration of the sum of Ten and No/100 ($10.00) Dollars cash in hand paid, mutual covenants, agreements and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, has bargained and sold and by these presents does transfer and convey unto said **Grantee, JAMES D. CRAIG and wife, NANCY EVELYN CRAIG**, their heirs, successors and assigns, a certain tract/parcel of land in ~~Cheatham County, Tennessee,~~ Davidson County, Tennessee described as follows:

RDD
AKD

KNOWN AS LOT 4 OF THE DIVISION IF THE LUCIAN MINTON PROPERTY PART OF PARCEL 170, TAX MAP 15. BEGINNING AT AN IRON PIN, SAID IRON [sic] BEING THE NORTHWESTERLY CORNER OF THE LUCIAN MINTON PROPERTY OF RECORD IN BOOK 4466, PAGE 666, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, OF WHICH LOT 4 IS A PART; SAID PIN ALSON [sic] BEING THE COMMON CORNER FOR CARRIGAN, HAMPTON, JOHNSON AND MINTON; THENCE SOUTH 85 DEGREES 11 MINUTES 14 SECONDS EAST, 1020.69 FEET TO AN IRON PIN; THENCE, SOUTH 42 DEGREES 28 MINUTES 19 SECONDS WEST, 652.30 FEET TO AN IRON PIN IN MINTON COURT, A 50-FOOT WIDE INGRESS/EGRESS EASEMENT; THENCE, WITH A CURVE TO LEFT HAVING A CENTRAL ANGLE OF 84 DEGREES 26 MINUTES 15 SECONDS AND A RADIUS OF 50.00 FEET, FOR A DISTANCE OF 73.69 FEET TO AN IRON PIN; THENCE NORTH 41 DEGREES 57 MINUTES, 56 SECONDS WEST, 761.87 FEET TO THE POINT OF BEGINNING.

BEING THE SAME PROPERTY CONVEYED TO **ROBERT D. DUKE and wife, ANGELIA ~~K.~~ K. DUKE** BY DEED OF RECORD IN **INSRUMENT NO.: 20040421-0044989**, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

AKD

TO HAVE AND TO HOLD said land, together with all of the appurtenances, estate, title and interest thereto belonging to said Grantee, its heirs, successors and assigns, in fee simple forever, and Grantor does hereby reaffirm and ratify all covenants, warranties and stipulations made and provided in said deed of record in Instrument No.: 20040421-0044989, Register's Office for Davidson County, Tennessee.

~ AND ~

NOW, THEREFORE, the **Grantor, JAMES D. CRAIG and wife, NANCY EVELYN CRAIG**, for the purpose of correcting said error and in consideration of the sum of Ten and No/100 ($10.00) Dollars cash in hand paid, mutual covenants and agreements and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, has bargained and sold and by these presents does transfer and convey unto said **Grantee, ROBERT D. DUKE and wife, ANGELIA K. DUKE**, his heirs, successors and assigns, a certain tract/parcel of land in Davidson County, Tennessee, described as follows:

AKD K.

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 2 ON THE PLAN OF CRAIGS TWO LOT SUBDIVISION, AS SHOWN ON PLAT BOOK 7900, PAGE 411, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION.

BEING A PART OF THE SAME PROPERTY CONVEYED TO JAMES D. CRAIG and wife, NANCY EVELYN CRAIG BY WARRANTY DEED OF RECORD IN RECORD BOOK 8488, PAGE 594, AND BEING A PART OF THE SAME PROPERTY BEING RE-CONVEYED TO JAMES D. CRAIG and wife, NANCY EVELYN CRAIG BY THIS DEED OF CORRECTION BEING RECORDED IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

TO HAVE AND TO HOLD said land, together with all of the appurtenances, estate, title and interest thereto belonging to said Grantee, her heirs, successors and assigns, in fee simple forever, and Grantor does hereby reaffirm and ratify all covenants, warranties and stipulations made and provided in said deed of record in Instrument No.: 20040421-0044989, Register's Office for Davidson County, Tennessee, and the entire contents thereof except for the incorrect

legal 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.

IN WITNESS WHEREOF, said parties hereto have hereunto set their signatures on this the 26 day of ~~December~~ Feb., ~~2004.~~ 2005

GRANTOR:

ROBERT D. DUKE

ANGELIA ~~K.~~ K. AKD DUKE

GRANTEE:

JAMES D. CRAIG

NANCY EVELYN CRAIG

GRANTOR:

JAMES D. CRAIG

NANCY EVELYN CRAIG

GRANTEE:

ROBERT D. DUKE

ANGELIA ~~K.~~ K. AKD DUKE

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

No tax is due at time of recording, as taxes were paid on Warranty Deed of record in Instrument No.: 20040421-0044989, Register's Office for Davidson County, Tennessee.

Jeffrey M. Grissim

Subscribed and sworn to before me, this date:

SHAREN L. CLEVENGER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
AT LARGE
Sharen L. Clevenger
My Commission Expires
March 22, 2008
STATE OF TENNESSEE

Notary Public

My Commission Expires: 3-22-08

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **JAMES D. CRAIG and NANCY EVELYN CRAIG** with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand this 26th day of ~~December~~ February, 2005

MARY BIRTHRIGHT NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires NOV. 24, 2007

NOTARY PUBLIC

My Commission expires:_____

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **ROBERT D. DUKE and ANGELIA K. DUKE** with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand this 21 day of ~~December~~ March, 2005

JEFFREY M. GRISSIM STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires JAN. 24, 2009

NOTARY PUBLIC

My Commission expires: 1-24-09