Davidson County DEEDWARR
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Fees:12.00 Taxes:0.00
20050531-0060931

This instrument was prepared by:
Cumberland Title
505 E. Main St.
Hendersonville, TN 37075

Map and Parcel
53-9B-126.00

INSTRUMENT FOR CORRECTION
OF WARRANTY DEED

WHEREAS by Warranty Deed of record in Instrument 20050503-0049470, Register's Office for Davidson County, Tennessee, **Randall Phillips Homes, L.L.C.,** conveyed property described therein to **Kenneth Rankins and wife, Jareeta Rankins;**

WHEREAS, by inadvertence and mutual mistake, said deed contained an error in the description of the property. The description of the land intended to be conveyed was therein described as follows:

> Being Lot No. **172** on the Plan of Cumberland Station at Wilson Camp, Section Six, of record in Instrument 20041027-0129152, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete legal description.

NOW, THEREFORE, in order to correct said error and inadvertence, this Instrument for Correction is made, and, **Randall Phillips Homes, L.L.C.,** for the consideration expressed in said former deed, has bargained and sold and by these presents transfers and conveys unto the said Grantee, **Kenneth Rankins and wife, Jareeta Rankins,** their heirs and assigns a certain parcel of land agreed to be described as follows:

Being Lot No. **173** on the Plan of Cumberland Station at Wilson Camp, Section Six, of record in Instrument 20041027-0129152, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete legal description.

Being part of the same property conveyed to Randall Phillips Homes, LLC, by Warranty Deed from R & R Builders & Developers, LLC, a Tennessee [Limited] Liability Company, of record in Instrument 20031024-0157410 in the Register's Office for Davidson County, Tennessee.

This is improved property known as **2180 Freeman Lane, Madison, TN 37115.**

TO HAVE AND TO HOLD said land, together with all of the appurtenances, estate, title and interest thereto belonging to said Grantees, their heirs 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 20050503-0049470, Register's Office for Davidson County, Tennessee, and the entire contents thereof as fully and effectively as if the entire instrument were copied herein verbatim containing the corrections, and said instrument is accordingly incorporated herein by reference.

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.

Randall Phillips Homes, L.L.C.

By:

E. Randall Phillips II

E. Randall Phillips II

Kenneth Rankins

Jareeta Rankins

STATE OF TENNESSEE
COUNTY OF Sumner

Before me, Rebecca Campbell, a Notary Public within and for the State and County aforesaid, personally appeared Kenneth Rankins and wife, Jareeta Rankins, with whom I am personally acquainted and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand, at office, this 27 day of May 2005.

My Commission Expires:

REBECCA CAMPBELL NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENN MY COMMISSION EXP. 4/18/08

Rebecca Campbell
Notary Public

STATE OF TENNESSEE
COUNTY OF Sumner

Before me, a Notary Public within and for the State and County aforesaid, personally appeared E. Randall Phillips II, with whom I am personally acquainted and who, upon his oath, acknowledged himself to be Chief Manager of Randall Phillips Homes, L.L.C., the within named bargainor, a limited liability company, and that as such Chief Manager, being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name of the limited liability company as such Chief Manager.

Witness my hand, at office, this 27 day of May 2005.

My Commission Expires:

REBECCA CAMPBELL NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENN MY COMMISSION EXP. 4/18/08

Rebecca Campbell
Notary Public