File Box 9B
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#23093

Davidson County DEEDWARR
Recvd: 06/23/05 13:55 2 pgs
Fees:12.00 Taxes:0.00
20050623-0072356

This instrument prepared by:
Mudter, Morgan & Patterson, Attys.
2000 Richard Jones Road, Suite 110
Nashville, TN 37215

WARRANTY DEED OF CORRECTION

WHEREAS, by warranty deed of record as Instrument No. 20040804-0093514, Register's Office for Davidson County, TN, Don B. Smithson dba Don B. Smithson Construction, conveyed to Jennifer L. Sharp, unmarried, the following tract or parcel of land in Davidson County, TN, to-wit:

> Land in Davidson County, Tennessee, being Lot No. 183 on the Plan of Phase "E" Lenox Village, as of record in Instrument No. 20040109-0003952, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description; and

WHEREAS, prior to the recording of said warranty deed, a plat was recorded as Instrument No. 20040726-0088981, which plat voided, vacated and superceded the original plat of record in Instrument No. 20040109-0003952, said Register's Office; and

WHEREAS, the legal description in said warranty deed referenced the original plat rather than the later plat recorded as Instrument No. 20040726-0088981, said Register's Office.

NOW, THEREFORE, for the purpose of correcting the legal description of the property conveyed by warranty deed of record as Instrument No. 20040804-0093514, Register's Office for Davidson County, TN, and for good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, Don B. Smithson dba Don B. Smithson Construction, has this day bargained and sold, and does hereby transfer and convey unto Jennifer L. Sharp, unmarried, her successors, heirs and assigns, all that tract or parcel of land in Davidson County, TN, more particularly described as follows:

> Land in Davidson County, Tennessee, being Lot No. 183 on the Plan of Revision to Lots 177 through 188, Phase "E" Lenox Village, as of record in Instrument No. 20040726-0088981, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.
>
> Being part of the property conveyed to Don B. Smithson dba Don B. Smithson Construction by deed from Lenox Village I, LLC, of record in Instrument No. 20040309-0027206, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants with Grantee that Grantor is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns, to warrant and forever defend the title to said real estate to Grantee, is successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 22nd day of February, 2005.

Don B. Smithson

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Don B. Smithson, with whom I am personally acquainted (or proved to me

on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, TN, this 28th day of February, 2005.

Notary Public at Large

My commission expires:_____

ELIZABETH J. SMITH NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires NOV. 24, 2007

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $-0-. (Tax paid on the deed of record as Instrument No. 20040804-0093514, RODC, TN)

Affiant

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

Notary Public at Large

My commission expires:_____

ELIZABETH J. SMITH NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires NOV. 24, 2007

Address new owner:	Jennifer L. Sharp 8313 Saint Danasus Drive Nashville, TN 37211	
Send tax bills to:	Union Planters Bank 2019 Richard Jones Road Nashville, TN 37215	
Map & Parcel No.:	Map 173 09 0 A	Parcel 242.00

Exhibit "A"

This conveyance is made subject to:

1. 2004 City/County taxes which have been prorated by the parties and assumed by the Grantee.
2. Declaration of Covenants, Conditions and Restrictions for Lenox Village of record in Instrument No. 20020315-0032826, Register's Office for Davidson County, Tennessee (omitting therefrom any covenants, conditions or restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the covenants, conditions or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap, but does not discriminate against handicapped persons).
3. Charter of Incorporation of Lenox Village Neighborhood Association, Inc. of record in Instrument No. 20020412-0045831, Register's Office for Davidson County, Tennessee.
4. Covenants, Conditions, Restrictions and Agreements, including the agreement to pay assessments for the maintenance of common areas, contained in the Master Deed (and By-Laws) for Lenox Village, of record in Instrument No. 20020315-0032825, Register's Office for Davidson County, Tennessee.
5. Easement to the Metropolitan Government of Nashville and Davidson County for sanitary sewers and/or storm drainage, of record in Instrument No. 20011129-0130322, Register's Office for Davidson County, Tennessee.
6. All matters appearing on the Plan of record as Instrument No. 20040726-0088981, Register's Office for Davidson County, Tennessee.
7. Easement for sanitary sewers and /or storm drainage, water mains and appurtenances of record in Instrument No. 20030923-0140666, Register's Office for Davidson County, Tennessee.
8. Storm water detention agreement of record in Book 7361, page 230, and in Instrument No. 20020408-0042676, Register's Office for Davidson County, Tennessee.