Davidson County DEEDQC
Recvd: 07/25/05 12:44 3 pgs
Fees:17.00 Taxes:0.00

20050725-0086091

THIS INSTRUMENT PREPARED BY:
WHITE & REASOR, PLC (CBRJR)
3102 West End Avenue, Suite 1150
Nashville, TN 37203

ADDRESS NEW OWNER	SEND TAX BILLS TO:	MAP/PARCEL NOS.
Jack Howard Sells, et ux, et al 100 Heather Way Brentwood, TN 37027	Same	Map 186 Parcel 14.00

QUITCLAIM DEED TO CORRECT SCRIVENER'S ERROR

FOR NO MONETARY CONSIDERATION, but in order to correct a scrivener's error whereby the Interest in Property, as hereinafter defined, was conveyed unto Grantors, as hereinafter defined, alone rather than to Grantors and Grantee, as hereinafter defined, as tenants-in-common, an undivided one-half (1/2) interest to each, JACK HOWARD SELLS and wife, BETTY ANN SELLS ("Grantors") have bargained and sold, and do hereby transfer and convey unto PEGGY O'NEAL SELLS ("Grantee"), her heirs and assigns forever, an undivided one-half (1/2) interest as tenants-in-common with Grantors, in and to certain real property (the "Interest in Property") in the State of Tennessee, County of Davidson, more particularly described in Exhibit "A" which is attached hereto and incorporated herein by reference.

This is unimproved real property located at Nolensville Road and Burkitt Road, Antioch, Davidson County, Tennessee.

The Interest in Property is conveyed to Grantee subject to taxes, easements, restrictions, limitations, and encumbrances as may affect the same.

STATE OF TENNESSEE
COUNTY OF Davidson

The consideration actually received for this conveyance as provided in T.C.A. §67-4-409 is $0.00.

Peggy O'Neal Sells
AFFIANT

SUBSCRIBED and sworn to before me this 10th day of June, 2005.

Joan Hixer
NOTARY PUBLIC

MY COMMISSION EXPIRES:
2-20-06

IN WITNESS WHEREOF, Grantors have executed this Quitclaim Deed on this` the 10th day of June, 2005.

GRANTOR:

Jack Howard Sells
JACK HOWARD SELLS

Betty Ann Sells
BETTY ANN SELLS

STATE OF TENNESSEE
COUNTY OF Davidson

PERSONALLY APPEARED BEFORE ME, JOAN HINES, a Notary Public in and for said State and County, the within named JACK HOWARD SELLS and wife, BETTY ANN SELLS, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS MY HAND AND OFFICIAL SEAL at NASHVILLE Tennessee, this 10th day of June, 2005.

Joan Hines
NOTARY PUBLIC

MY COMMISSION EXPIRES:
2-10-06]

JOAN HINES NOTARY PUBLIC

EXHIBIT "A"

LEGAL DESCRIPTION

BEING a certain parcel of land located in the 31st Councilmanic District of Nashville, Davidson County, Tennessee; also being that parcel of land located in the southeast quadrant of the intersection of Nolensville Road and Burkitt Road and further described according to a survey made by C. Michael Moran, R.L.S., 245 Noah Drive, Franklin, Tennessee 37064, Tennessee No. 970, dated May ____ 2005, as follows:

BEGINNING at an iron rod situated at the intersection of the easterly margin of Nolensville Road (70 feet, more or less) and the southerly margin of Burkitt Road (50 feet, more or less); thence leaving the said margin of Nolensville Road and with the said southerly margin of Burkitt Road North 87° 27' 47" East, 352.47 feet to an iron rod; said iron rod being the most northwesterly corner of the Michael Ray Bolton, et ux, property as of record in Book 4857, Page 813, Register's Office, Davidson County, Tennessee; thence leaving the said margin of Burkitt Road and along the boundary line of Bolton South 23° 40' East, 171.98 feet to an iron rod; thence South 67° 55' West 259.50 feet to an iron rod situated in the aforementioned margin of Nolensville Road; thence, leaving the boundary line of Bolton and along the said margin of Nolensville Road, North 37° 02' 13" West, 300.00 feet to the point of beginning, and containing 1.51 acres (63,878 square feet) according to said survey.

BEING the same property conveyed to Jack Howard Sells and wife, Betty Ann Sells, by deed from Byron V. Bush and wife, Kelly Bush, of record as Instrument No. 20050330-0034754, Register's Office for Davidson County, Tennessee.