This Instrument Prepared By:
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761 Old Hickory Blvd.,Suite 301
Brentwood, Tennessee 37027
(Prepared solely from information provided by and at the direction of the Parties to the Instrument)

File in Box 19-B

Davidson County DEEDWARR
Recvd: 09/30/05 09:44 6 pg:
Fees:33.00 Taxes:46.25
20050930-0117528

Instrument of Correction to Warranty Deed and Re-Conveyance of Title

This Instrument of Correction to Warranty Deed and Re-Conveyance of Title is made and entered into by and between Frances R. Gaddis and husband, Benny Gaddis, herein collectively, "Gaddis" and; Michael L. Temple, Married, herein referred to as, "Temple".

WITNESSETH:

That whereas, on or about December 31, 2003, Frances R. Gaddis, married, was the record title owner of certain real property located in Davidson County, Tennessee, as more fully described according to the legal description recited on Exhibit "A" attached hereto and incorporated herein by reference (the "Property"); and,

Whereas, the said Gaddis had intended to contract to sell and convey a portion of the Property to Temple, as more fully described according to the legal description recited on Exhibit "B" attached hereto and incorporated herein by reference (the "Temple Property"); and,

Whereas, as result of inadvertence and mistake, by Warranty Deed of record in Instrument No. 20040113-0005457 and re-recorded in Instrument No. 20040212-0017115, Register's Office for Davidson County, Tennessee, the said Gaddis conveyed the entire Property, as more fully described on Exhibit "A" attached hereto, to Temple in lieu of the intended conveyance of the Temple Property, as more fully described on Exhibit "B" attached; and,

Whereas the Warranty Deed was recorded prior to discovery of said mistake; and,

Whereas, the Parties desire to correct the mistake in the said Warranty Deed, as recorded.

Now therefore, for and in consideration of the premises and other good and valuable consideration as hereinafter recited, the receipt of which is hereby acknowledged, the Gaddis and Temple agree as follows:

1. The said Michael Temple, Married, as Grantor, has bargained and sold and by these presents do transfer to Frances R. Gaddis, a Married Woman, as Grantee, her heirs, successors

and assigns that certain tract or parcel of land in located in Davidson County, Tennessee, as more fully described as Lot No. 2 on the Plan of the Final Subdivision Plat of Lot Nos. 1 & 2 of the Resubdivision of a Part of Lot Nos. 5 & 6 on the Plan of West Nashville of record in Instrument No. 20050517-00557711, Register's Office for Davidson County, Tennessee.

To have and to hold the said tract or parcel of land, together with the appurtenances, estate, title and interest thereto belonging to the said Grantee, her heirs, successors and assigns, forever; and the said Grantor does covenant with the said Grantee that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered unless otherwise herein set out; and the Grantor further covenants and binds himself, his heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, her successors and assigns, against the lawful claims of all persons whomsoever.

2. That in order to further correct the mutual error and mistake contained in the Warranty from Gaddis to Temple of record in Instrument No. 20040113-0005457 and re-recorded in Instrument No. 20040212-0017115, Register's Office for Davidson County, Tennessee, the said Gaddis, joins in the execution of this Instrument of Correction to Warranty Deed and Re-Conveyance of Title in order to quitclaim and convey all right, title and interest, if any, which the said Gaddis may possess in that certain tract or parcel of land in located in Davidson County, Tennessee, as more fully described as Lot No. 1 on the Plan of the Final Subdivision Plat of Lot Nos. 1 & 2 of the Resubdivision of a Part of Lot Nos. 5 & 6 on the Plan of West Nashville of record in Instrument No. 20050517-00557711, Register's Office for Davidson County, Tennessee.

Any and all covenants, warranties, conditions and stipulations contained in the Warranty Deed of record in Instrument No. 20040113-0005457 and re-recorded in Instrument No. 20040212-0017115, Register's Office for Davidson County, Tennessee, not specifically modified or changed herein, shall remain in full force and effect and shall relate back to the date of the original Warranty Deed.

Patricia L. Temple, spouse of Michael Temple, joins in the execution of this instrument in order to convey any all rights which she may have in the property conveyed to Frances R. Gaddis, a Married Woman, as more fully described in item 1, above, including her marital rights.

IN WITNESS WHEREOF, the parties have set their signatures.

Frances R. Gaddis

Benny Gaddis

Michael Temple

Patricia L. Temple

State of Tennessee
County of Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Frances R. Gaddis and husband, Benny Gaddis , with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee , this 28th. day of September, 2005.

My commission expires: 3/31/2007

Notary Public

State of Tennessee
County of Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Michael Temple and wife, Patricia L. Temple, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon their oaths, acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee , this 28th. day of September, 2005.

My commission expires: 3/31/2007

Notary Public

Address of New Owners, as follows:	Send Tax Bills To:	Map & Parcel Number
Frances R. Gaddis, Married	**New Owners**	**091-01-0-019.00**
5034 Edmonson Pike	**(Same)**	
Nashville, TN 37211		

Address of New Owners, as follows:	Send Tax Bills To:	Map & Parcel Number
Michael Temple, Married	**New Owners**	**091-01-0-098.00**
749- 23rd. Street	**(Same)**	
Nashville, Tennessee 37209		

State of Tennessee)
County of Davidson)

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $12,500.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS
28th. day of September, 2005

Notary Public

My Commission Expires: 03/31/07 (AFFIX SEAL)

EXHIBIT A

Tract 1: Being the northerly 140 feet of Lot No. 6 on the Plan of West Nashville Annex, as of record in Book 332, Page 11, Register's Office for Davidson County, Tennessee. Said northerly part of Lot No. 6 is described as follows:

Beginning in the center of 23rd Street opposite the center of Park Avenue, being the corner of Lots Nos. 2,3,5, & 6; thence, with the center of said street southerly 140 feet to J.K. McKenzie's northeast corner, thence, with the center of said alley northerly 140 feet to the corner of Lots 5,6,13 & 14; thence, with the line between Lots Nos. 5 & 6 easterly 200 feet to the beginning.

Parcel also includes the southerly 75 feet of Lot No. 5 on the Plan of West Nashville Annex, as of record in Book 332, Page 11, Register's Office for Davidson County, Tennessee.

Being part of the same property conveyed to Frances Gaddis, married, by deed from Lisa D. Friedland, unmarried, of record in Instrument No. 20030509-0062847, Register's Office for Davidson County, Tennessee.

The subject property is subject to any easements and restrictions of record, if any.

EXHIBIT B

Lot No. 1 on the Final Subdivision Plat of Lot Nos. 1 & 2 of the Resubdivision of a Part of Lot Nos. 5 & 6 on the Plan of West Nashville Annex, of record in Instrument No. 20050517-00557711, Register's Office for Davidson County, Tennessee.