Davidson County DEEDWARR
Recvd: 10/21/05 10:50 3 pgs
Fees:17.00 Taxes:0.00

20051021-0127192

THIS INSTRUMENT PREPARED BY:
Warranty Title insurance Company
2401 Memorial Blvd.
Springfield, TN 37172

NEW OWNER IS:
Robert E. Ellis
PO Box 69
Pleasant View, Tn 37146

SEND TAX BILLS TO:
SAME

Map and Parcel No.: 69-16-127

STATE OF TENNESSEE
COUNTY OF ROBERTSON

The actual consideration or value, whichever is greater, for this transfer is $ -0-. No recordation tax due pursuant to T.C.A 67-4-409(a)(6)(B).

AFFIANT

Subscribed and sworn to before me this 19th day of October, 2005

My Commission Expires: _____

Notary Public

NOTARY PUBLIC AT LARGE DAVIDSON CO., TENNESSEE

DEED OF CORRECTION

WARRANTY DEED

WHEREAS, a Warranty Deed conveying the within described property to Robert E. Ellis has previously been executed and put of record in Instrument Number 20050802009033 Register's Office for Davidson County, Tennessee

and

WHEREAS, the said Warranty Deed was deficient or contained errors in that the legal description was in error

and

WHEREAS the parties execute this Deed of Correction for the purpose of correcting the errors and deficiencies in the above described instrument.

NOW, THEREFORE, FOR AND IN CONSIDERATION of the sum of One and No/100 Dollars ($1.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged I, Teresa D. McEwen, hereinafter referred to as Grantor, have bargained and sold, and by these presents transfer and convey unto the said Robert E. Ellis hereinafter referred to as Grantee, their heirs and assigns, that certain tracts or parcels of land in Davidson County, State of Tennessee, described as follows, to-wit:

SEE EXHIBIT "A" attached hereto

TO HAVE AND TO HOLD the said tracts or parcels of land with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs and assigns, forever.

The Grantor does covenant with the said Grantees that the Grantor is lawfully seized and possessed of the said tract and parcel of land in fee simple, and has a good right to convey same and that same is unencumbered, except as indicated.

The Grantors do further covenant and bind themselves and their heirs and representatives to warrant and forever defend the title to the said tract or parcel of land to the said Grantees, their heirs and assigns against the lawful claims of all persons whomsoever.

WITNESS our hands this 19th day of October, 2005.

Teresa D. McEwen

Robert E. Ellis

ACKNOWLEDGEMENT

STATE OF TENNESSEE
COUNTY OF ROBERTSON

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared Teresa D. McEwen with who I am personally acquainted or has proven to me on the basis of satisfactory evidence and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal on this the 19th day of October, 2005.

My Commission Expires: 11/25/09

Notary Public

STATE OF TENNESSEE
COUNTY OF ROBERTSON

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared Robert E. Ellis with who I am personally acquainted or has proven to me on the basis of satisfactory evidence and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal on this the 19th day of October, 2005.

My Commission Expires: 11/25/09

Notary Public

EXHIBIT "A"

Beginning at an iron pin (old), in the northerly margin of Ashton Avenue, the southeast corner of a tract of land which belongs to Scottie Allen Yant, having a deed reference in Instrument No. 20031222-0181869, RODCT, the southwest corner of this tract, and continuing, as follows:
N 15°41'06" W, passing a common corner of said tract of land which belongs to Scottie Allen Yant, and a tract of land which belongs to Gayle M. Kinzer, having a deed reference in Deed Book 9644, Page 833, RODCT, and continuing on passing a common corner of said tract of land which belongs to Gayle M. Kinzer, and a tract of land which belongs to Brenda Darlene Binkley, having a deed reference in Deed Book 10328, Page 442, RODCT, and continuing in all 197.30 feet to an iron pin (new), in the easterly boundary of said tract of land which belongs to Brenda Darlene Binkley, the southwest corner of a tract of land which belongs to William Claude Bryant, having a deed reference in Instrument No. 20050208-0014681, RODCT, the northwest corner of a tract of land which belongs to Teresa D. McEwen, having a deed reference in Deed Book 9168, Page 350, RODCT;
thence, S 36°30'04" E, 184.55 feet to an iron pin (old), in the northerly margin of Ashton Avenue, the southwest corner of said tract of land which belongs to Teresa D. McEwen;
thence, S 53°36'27" W, 70.11 feet, to the point of beginning, containing **6470 Sq. Ft.**, as surveyed by Steven E. Artz, Tennessee License No. 1708, d/b/a, Steven E. Artz & Associates, Inc., 514 South Brown Street, Suite 600, Springfield, Tennessee 37172, dated August 2, 2005.

Being the same property as conveyed to Teresa D. McEwen, by Graham D. Sims, et al, in a deed of record in Deed Book 8912, Page 545, Register's Office for Davidson County, Tennessee,

Also herein conveyed is the following Driveway Easement Tract described as follows:

Beginning at an iron pin (old), in the northerly margin of Ashton Avenue, the southeast corner of a tract of land which belongs to Teresa D. McEwen, having a deed reference in Book 8912, Page 545, RODCT, said iron pin being located from an iron pin (old), in the northerly margin of Ashton Avenue, the southwest corner of a tract of land which belongs to Scottie Allen Yant, having a deed reference in Instrument No. 20031222-0181869, RODCT,
N 53°36'27" E, 70.11 feet, **to the point of beginning,** the southwest corner of this easement, and continuing, as follows:
N 36°30'04" W, 68.14 feet to a point in the easterly boundary of said tract of land which belongs to Teresa D. McEwen;
thence with a new line, as follows;
N 53°29'56" E, 10.00 feet;
thence, S 36°30'04" E, 68.16 feet to a point in the northerly margin of Ashton Avenue;
thence, S 53°36'27" W, 10.00 feet, to the point of beginning, containing **682 Sq. Ft.**, as surveyed by Steven E. Artz, Tennessee License No. 1708, d/b/a, Steven E. Artz & Associates, Inc., 514 South Brown Street, Suite 600, Springfield, Tennessee 37172, dated August 2, 2005.

Being a portion of that property which was conveyed to Teresa D. McEwen, by Graham D. Sims, et al, in a deed of record which is recorded in Book 9168, Page 350, Register's Ofice for Davidson County, Tennessee.