Davidson County DEEDWARR
Recvd: 12/07/05 11:12 3 pgs
Fees:17.00 Taxes:0.00
20051207-0147223

PREPARED BY/PLEASE RETURN TO:
AmTITLE & ESCROW, LLC
515 RIVERGATE PARKWAY, SUITE #111
GOODLETTSVILLE, TN 37072

Address of New Owner:
Glen Young
4623 Lebanon Road
Murfreesboro, TN 37129

Send Tax Bills To:
SAME

Map-Parcel Numbers:
Map: 72-3
Parcel: 300

DEED OF CORRECTION OF CONVEYANCE BY INSTRUMENT NUMBER 20050803-0091190 IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TN.

Know all men by these presents that whereas:

1. The within described property was quitclaimed to the undersigned Gerald Smithson, Trustee of the 1206 Greenfield Avenue Land Trust, its successors and assigns, by Ken Earl Johnstone, Jr., by an instrument of record as Instrument No. 20010906-0096766, and corrected as to an error in the legal description of the land conveyed by an Instrument of Correction being placed of record simultaneously herewith by Instrument No. 20051207-0147223 in the Register's Office for Davidson County, Tennessee.

2. Ken Earl Johnstone, Jr. became the sole beneficiary of said trust by an Assignment of record as Instrument No. 20030305-0028918 in the Register's Office for Davidson County, Tennessee.

3. Ken Earl Johnstone, Jr. and wife, Mary Johnstone conveyed their equitable interest in the within described property to Glen Young, Grantee by a warranty deed of record as Instrument No. 20050803-0091190 in the Register's Office for Davidson County, Tennessee, receiving the consideration paid therefor; but their said deed was not joined by said Trustee.

4. The conveyance of the property to the said Glen Young, and the receipt of the proceeds thereof by Ken Earl Johnstone, Jr. were consistent with and a purpose of the said trust, and the parties act hereby to join the legal and equitable title to the property to perfect the same to the said grantee;

NOW, THEN, in consideration of the premises, and to correct any deficiency in his fee simple title to the within described property, actual or apparent, resulting from the failure of the trustee to join in the prior conveyance, we, Gerald Smithson, Trustee of the 1206 Greenfield Avenue Land Trust, and Ken Earl Johnstone, Jr., sole Beneficiary of said Trust, convey to Glen Young, his successors and assigns, all right, title and interest, legal and equitable, to the within described property;

Land in Davidson County, Tennessee,

BEING the easterly 25 feet of Lot No. 101 and the westerly one-half of Lot No. 102 on the Plan of Inglewood Land Company, of record in Plat Book 332, page 101, Register's Office for Davidson County, Tennessee.

SAID easterly 25 feet of Lot No. 101 and westerly one-half of Lot 102 front together 75 feet along the southerly margin of Greenfield Avenue and extends back between parallel lines 189.75 feet to a dead line in the rear (the division line between Lots 101 and 74 and 102 and 73).

BEING the same property conveyed to Kenneth E. Johnstone, Jr. and wife, Rhonda K. Johnstone by warranty deed from Robert Thomas Vaughn and wife

Deborah Stroud Vaughn, of record in Book 7112, Page 290, Register's Office for Davidson County, Tennessee. The said Kenneth E. Johnstone, Jr. and wife Rhonda K. Johnstone were subsequently divorced by order of the Fourth Circuit Court for Davidson County, Tennessee, Case 87D-3232; and Rhonda K. Johnstone quitclaimed all of her right, title and interest to the property to Kenneth E. Johnstone, Jr. by an instrument of record at Book 7362, Page 607, said Register's Office.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. 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.

IT IS EXPRESSLY AGREED that all other terms and provisions in said Warranty Deed of record by Instrument No. 20050803-0091190 in the Register's Office for Davidson County, Tennessee, shall remain in full force and effect.

This is improved property known as: 1206 Greenfield Avenue, Nashville, TN 37216

IN WITNESS WHEREOF, this instrument has been executed on this the 18th day of November, 2005.

Ken Earl Johnstone, Jr.
A/K/A Kenneth E. Johnstone, Jr.

Gerald Smithson, Trustee

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 Ken Earl Johnstone, Jr. a/k/a Kenneth E. Johnstone, Jr., the bargainor with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Goodlettsville, Tennessee, this the 18th day of November, 2005.

Notary Public

My Commission Expires: 9/22/07

DANIEL L. WISCHHOF
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

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 Gerald Smithson, , with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged himself as Trustee of The 1206 Greenfield Avenue Land Trust and in his capacity as such Trustee acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Goodlettsville, Tennessee, this the 15th day of November, 2005.

DANIEL L. WISCHHOF STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

Notary Public

My Commission Expires:

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $ -0-.

Affiant

Subscribed and sworn to before me, this the 15th day of November, 2005.

Notary Public

My Commission Expires: 9/22/07

DANIEL L. WISCHHOF STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON