Davidson County DEEDWARR
Recvd: 04/18/06 12:50 4 pgs
Fees:22.00 Taxes:0.00
20060418-0044174

THIS INSTRUMENT PREPARED BY:
JOHN T. COOK, ESQ.
2927 Berry Hill Drive
Nashville, Tennessee 37204

Davidson County Box 14-A
file no. 3210-5

ADDRESS NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NOS.
Matrix Properties 274 Hermitage Avenue Nashville, TN 37210	Ronald D. Dailey 1223 Rockey Valley Road Lebanon, TN 37090	Map 93-12 Parcels 54, 56 & 57

INSTRUMENT OF CORRECTION

WHEREAS, by a Warranty Deed of record as Instrument No. 20030910-0132525, Register's Office for Davidson County, Tennessee, SMG, INC., a Tennessee corporation ("Grantor") conveyed to MATRIX PROPERTIES, a Tennessee general partnership ("Grantee") that certain real property as described therein, and

WHEREAS, through error and inadvertence the description of the property as contained in the said Warranty Deed is incorrect (missing Lots 13 and 14), and

WHEREAS, the parties to the said Warranty Deed wish to correct said error and inadvertence.

NOW, THEREFORE, for and in consideration of the premises and for the consideration expressed in the said Warranty Deed of record as Instrument No. 20030910-0132525, Register's Office for Davidson County, Tennessee, the parties hereto agree that the description of the property in the said Warranty Deed is hereby stricken, and in lieu thereof is substituted the following:

Tract I (Parcel 54):

LAND in Davidson County, Tennessee, being Lot Nos. 15 and 16 on the Plan of Pageot's Plan of Fairfield Village, as of record in Book 21, page 82, Register's Office for Davidson County, Tennessee, being more particularly described according to a survey prepared by Volunteer Surveying dated May 28, 2003, file No. 03130, not of record, as follows:

BEGINNING at an iron pin on the corner of the northerly margin of Hermitage Avenue (formerly known as Fillmore Street) and Decatur Street (formerly known as Hamlet Street); thence, North 84 degrees 52' 09" West, a distance of 100.00 feet to a P.K. nail; thence, North 04 degrees 34' 37" East, a distance of 169.45 feet to an iron pin; thence, South 84 degrees 46' 18" East, a distance of 100.00 feet to an iron pin; thence, South 04 degrees 34' 35" West, a distance of 169.28 feet to the point of BEGINNING, containing 16,935.25 square feet or 0.39 acres, more or less.

Tract II (Parcel 56):

LAND in Davidson County, Tennessee, being Lot No. 14 on the Plan of Pageot's Plan of Fairfield Village, as of record in Book 21, page 82, Register's Office for Davidson County, Tennessee, being more particularly described according to a survey prepared by Volunteer Surveying dated May 28, 2003, file No. 03130, not of record, as follows:

BEGINNING at an iron pin on the northerly margin of Hermitage Avenue (formerly known as Fillmore Street) and the southwesterly corner of Lot No. 15 on the Plan of Pageot's Plan of Fairfield Village, as of record in Book 21, page 82, Register's Office for Davidson County, Tennessee; thence,

North 84 degrees 52' 09" West, a distance of 49.87 feet to a P.K. Nail; thence, North 04 degrees 32' 00" East, a distance of 169.53 feet to a P.K. Nail; thence, South 84 degrees 46' 18" East, a distance of 50.00 feet to an iron pin; thence, South 04 degrees 34' 37" West, a distance of 169.45 feet to the point of BEGINNING, containing 8,462.98 square feet or 0.19 acres, more or less.

Tract III (Parcel 57):

LAND in Davidson County, Tennessee, being Lot No. 13 on the Plan of Pageot's Plan of Fairfield Village, as of record in Book 21, page 82, Register's Office for Davidson County, Tennessee, being more particularly described according to a survey prepared by Volunteer Surveying dated May 28, 2003, file No. 03130, not of record, as follows:

BEGINNING at an iron pin on the northerly margin of Hermitage Avenue (formerly known as Fillmore Street) and the southwesterly corner of Lot No. 14 on the Plan of Pageot's Plan of Fairfield Village, as of record in Book 21, page 82, Register's Office for Davidson County, Tennessee; thence, North 84 degrees 52' 09" West, a distance of 49.87 feet to a P.K. nail; thence, North 04 degrees 29' 23" East, a distance of 169.62 feet to an iron pin; thence, South 84 degrees 46' 18" East, a distance of 50.00 feet to a P.K. nail; thence, South 04 degrees 32' 00" West, a distance of 169.53 feet to the point of BEGINNING, containing 8,467.22 square feet or 0.19 acres, more or less.

The said Tracts I, II and III being the same property conveyed to Nashville Instaprint, Inc. by deed from Don Johnson and wife, Laura Jane Johnson, of record in Book 8597, page 701, Register's Office for Davidson County, Tennessee. Nashville Instaprint, Inc. having subsequently changed its name to Music City Printing, Inc. by Charter Amendment of record in Book 8663, page 499, and in Book 8880, page 586, said Register's Office. The said corporation having changed its name again to SMG, Inc. by Charter Amendment dated March 7, 2002, a copy of which is recorded as Instrument No. 20060315 - 0029539, said Register's Office. The said SMG, Inc. has since been administratively dissolved. This instrument has been signed and delivered as part of the winding up of the affairs of the said SMG, Inc.

Grantor has this day bargained and sold, and does hereby transfer, assign, and convey unto the said Grantee, and its successors and assigns, all of the above described property in fee simple.

It is further agreed that all other terms and provisions of the said Warranty Deed appearing as Instrument No. 20030910-0132525, Register's Office for Davidson County, Tennessee, shall remain the same.

This 27th day of March, 2006.

SMG, INC.
a Tennessee corporation

By: Susan M Gerald, President
Susan M. Gerald, President

MATRIX PROPERTIES
a Tennessee general partnership

By:
Robert C. Thomas, General Partner

[SIGNATURES CONTINUED ON FOLLOWING PAGE]

By: _____
Ronald D. Dailey, General Partner

By: _____
Yvette Ellis, General Partner

By: _____
Karen Dailey, General Partner

STATE OF NC
COUNTY OF Wake

BEFORE me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Susan M. Gerald, with whom I am personally acquainted (or proved to me upon satisfactory evidence), and who, upon oath, acknowledged herself to be the President of SMG, Inc., a Tennessee corporation, the within named bargainor, a corporation, and that she as such President being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by herself as President.

WITNESS my hand and official seal at WachoviaBank, Raleigh, NC, this 7th day of ~~March~~ April, 2006.

OFFICIAL SEAL
AMY RUDY
NOTARY PUBLIC-NORTH CAROLINA
COUNTY OF WAKE
My Commission Expires October 30, 2010

_____
Notary Public
My Commission Expires: October 30, 2010.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BEFORE me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Robert C. Thomas, Ronald D. Dailey, Yvette Ellis, and Karen Dailey, with whom I am personally acquainted (or proved to me upon satisfactory evidence), and who, upon oath, acknowledged themselves to be the General Partners of Matrix Properties, a Tennessee general partnership, the within named bargainor, a partnership, and that they as such General Partners being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the partnership by themselves as General Partners.

WITNESS my hand and official seal at Nashville, Tennessee, this 27th day of March, 2006.

_____
Notary Public
My Commission Expires: 7/21/07

NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TN

STATE OF ~~TENNESSEE~~ NC
COUNTY OF ~~DAVIDSON~~ Wake

The actual consideration for this transfer is $-0-. Tax was paid on the Warranty Deed which has been corrected by this instrument.

Ann McGuire, President
Affiant

Subscribed and sworn to before me this
7th day of ~~March~~ April, 2006.

OFFICIAL SEAL
AMY RUDY
NOTARY PUBLIC-NORTH CAROLINA
COUNTY OF WAKE
My Commission Expires October 30, 2010

Amy Rudy
Notary Public
My commission expires: October 30, 2010.

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