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THIS INSTRUMENT PREPARED BY:
STEWART & BLACK, ATTORNEYS
333 GALLATIN ROAD SOUTH
MADISON, TN 37115

Davidson County DEEDWARR
Recvd: 04/19/06 14:37 4 pgs
Fees:22.00 Taxes:0.00
20060419-0044931

DEED OF CORRECTION

THIS DEED OF CORRECTION is made and entered into on this the 27 day of January, 2006, by and between ROGER SUTTON AND NANCY SUTTON, HUSBAND AND WIFE, hereinafter called 'GRANTORS', and JULIO MOLINA AND TERESA ORTEGA, HUSBAND AND WIFE, A ½ UNDIVIDED INTEREST AND FAUSTO MOLINA AND MARTHA MOLINA, HUSBAND AND WIFE, A ½ UNDIVIDED INTEREST, hereinafter called 'GRANTEES'.

W I T N E S S E T H:

THAT WHEREAS, by a Warranty Deed, of record in INSTRUMENT NUMBER 20060118-0006815, Register's Office for Davidson County, Tennessee, Grantors conveyed a certain tract of land in Davidson County, Tennessee to Grantees; and

WHEREAS, by inadvertence, Exhibit "A" on said deed contained an error in the description of the land intended to be conveyed in that one of the tracts was not included; and

WHEREAS, the parties hereto have mutually agreed to correct said error and correctly describe the property intended to be conveyed.

NOW, THEREFORE, the Grantors for the purpose of correcting said error and in consideration of the sum of Ten ($10.00) Dollars, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, ROGER SUTTON AND NANCY SUTTON, HUSBAND AND WIFE, as Grantors, do hereby bargain, sell, transfer and convey unto JULIO MOLINA AND TERESA ORTEGA, HUSBAND AND IWFE, A ½ UNDIVIDED INTEREST, AND FAUSTO MOLINA AND MARTHA MOLINA, HUSBAND AND WIFE, A ½ UNDIVIDED INTEREST, hereinafter referred to as Grantees, their successors, heirs and assigns, all of that certain real estate in DAVIDSON County, Tennessee, being more particularly described in Exhibit "A", which is attached hereto and incorporated herein by reference, together with all right, title and interest of GRANTORS in and to all buildings and fixtures located on said real estate3, and any easements and rights-of-way adjoining or abutting said real estate and any covenants and other rights appurtenant thereto (collectively, the

"Property"). This conveyance of the "Property", and all covenants and warranties contained herein, are made expressly subject to the exceptions and other matters set forth in Exhibit "B", which is attached hereto and incorporated herein by reference.

This is improved property known as 221 SOUTH GALLATIN RD., MADISON, TN 37115 (TRACT 1) AND 224 BRAWNER AVE., MADISON, TN 37115 (TRACT 2).

TO HAVE AND TO HOLD said land, with the appurtenances, hereditaments, estate, title and interest unto GRANTEES, THEIR, successors, heirs and assigns forever. The said Grantors covenant and agree with the said Grantees that Grantors are lawfully seized and possessed of the said real estate and that Grantors have a good and lawful right to sell the same. The Grantors further covenant that the same is unencumbered except as otherwise set forth in Exhibit "B".

GRANTORS further covenant and bind themselves and their successors, heirs and assigns, to warrant and forever defend the title to said GRANTEES, their successors, heirs and assigns, against the lawful claims of all person whomsoever.

WITNESS the hands and seals of the Grantors and Grantees on this the 27 day of January, 2006.

ROGER SUTTON
Signature of Seller

NANCY SUTTON
Signature of Seller

JULIO MOLINA, GRANTEE

TERESA ORTEGA, GRANTEE

FAUSTO MOLINA, GRANTEE

MARTHA MOLINA, GRANTEE

STATE OF TENNESSEE :
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ROGER SUTTON AND WIFE, NANCY SUTTON, the within named bargainors with whom I am personally acquainted (or who proved TO ME upon satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Madison, TENNESSEE, on this the 27 day of JANUARY, 2006.

Notary Public

My commission expires: 5/24/2008

STATE OF TENNESSEE :
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JULIO MOLINA AND WIFE, TERESA ORTEGA, the within named bargainors with whom I am personally acquainted (or who proved TO ME upon satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Madison, Tennessee, on this the 27 day of JANUARY, 2006.

Notary Public

My commission expires: 01-23-10

STATE OF TENNESSEE :
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, FAUSTO MOLINA AND WIFE, MARTHA MOLINA, the within named bargainors with whom I am personally acquainted (or who proved TO ME upon satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Madison, Tennessee, on this the 27 day of JANUARY, 2006.

Notary Public

My commission expires: 01-23-10

EXHIBIT 'A'

TRACT 1: Land in Davidson County, Tennessee, being Lots 1, 2, 3 and 4 of Block A on the Map of Forrest Park at Madison, as of record in Book 843, page 71, Register's Office for Davidson County, Tennessee.

Said Lots adjoin and front together 100 feet on the easterly side of Gallatin Pike and run back between parallel lines, Lot 1 running back along the northerly margin of Elm or Oak Street 130 feet to a dead line.

TRACT 2: Land in Davidson County, Tennessee, being Lots Nos. 15 and 16 of Block A on the Map of Forrest Park at Madison, of record in Book 843, Page 44, Register's Office for said County, described as follows:

Said lots adjoin and front together 50 feet on the west side of First Avenue and run back between parallel lines 105 feet to a dead line.

Being the same property conveyed to Roger Sutton and Thomas E. Stewart, by Warranty Deed from Henry Laux, Jr., and wife, Cornelia E. Laux, of record in Book 7516, Page 258, Register's Office for Davidson County, Tennessee. The said Thomas E. Stewart having subsequently conveyed all of his right, title and interest in and to said property unto Roger Sutton and wife, Nancy Sutton, by Quitclaim Deed of record in Instrument Number 20010321-0027262, and being the same property intended to be conveyed by Roger Sutton and wife, Nancy Sutton to Julio Molina and Teresa Ortega, husband and wife, a ½ undivided interest, and Fausto Molina and Martha Molina, Husband and wife, a ½ undivided interest, by Warranty Deed of record in Instrument Number 20060118-0006815 and by Quitclaim Deed of record in Instrument Number 20060118-0006814, said Register's Office.

EXHIBIT 'B'

1. All real property taxes for the year 2006 and subsequent years not yet due and payable (Map 42-16, parcel 111).

2. All matters as set forth on the Plan of Forrest Park, Block A, of record in Plat Book 843, page 71, said Register's Office, including any and all setback lines, easements, notes, restrictions, etc., as may be shown thereon.