07

REALTY TITLE
Box 481

RE-RECORD

Prepared by:
Realty Title & Escrow Company, Inc.
1187 Old Hickory Blvd. Suite 100
Brentwood, TN 37027

Davidson County DEEDWARR
Recvd: 07/21/06 09:42 2 pgs
Fees:12.00 Taxes:0.00
[redacted]
20060721-0088118

STATE OF TENNESSEE
COUNTY OF _____
The actual consideration or value, whichever is greater, for this transfer is $000.00

Affiant

Subscribed and sworn to before me, this 20 day of July, 2006.

JEFFREY M. GRISSIM
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

Notary Public
My commission expires: 1/24/09

70866

[redacted] JAN. 24, 2009

Address of New Owner:	Send Tax Bills to:	Tax Information
Spencer Ward	ABN AMRO Mortgage Group	Pt of 091-06-0 331.00
5408 Michigan Avenue	1201 E. Lincoln	
Nashville, TN 37209	Madison Heights, MI 48071	

WARRANTY DEED OF CORRECTION

(Regarding Warranty Deed of record in Instrument Number 20060308-0027105, Davidson County Register's Office, TN)

WITNESSETH:

WHEREAS, by Warranty Deed of record in **Instrument Number 20060308-00227105,** Register's Office for Davidson County, Tennessee, Grantor therein inadvertently conveyed to Grantee therein property with an erroneous legal description, located in Davidson County;

WHEREAS, it was and still is the intent of the Grantor to convey and for Grantees to purchase certain hereinafter described property for the consideration previously tendered to and received by Grantor;

WHEREAS, the Grantor desires to **correct the legal description ;**

NOW, THEREFORE, for the purpose of making said corrections, for and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Double A Development, LLC, a Tennessee limited liability company,** hereinafter referred to as Grantor, has bargained and sold, and does hereby transfer and convey to **Spencer Ward, a single man,** hereinafter called the Grantee, his successors and assigns, certain land in Davidson County, State of Tennessee, described as follows to wit:

Land in Davidson County, Tennessee, being Lot 1317 as shown on the Final Subdivision Plat of the Revision to Lots 1317, 1319, 1321, and 1323 Map of Plan No. 1 West Nashville of record in Instrument No. 20051011-0122361 in the Register's Office for Davidson County, Tennessee.

Being a part of the same property conveyed to Double A Development, LLC, a Tennessee limited liability company in Instrument 20050726-0086951, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, and all items set out on any applicable plat of record.

This property is improved property known as 5408 Michigan Avenue, Nashville, TN 37209

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs, successors and assigns, forever. Grantor covenants with Grantee that Grantor is lawfully seised 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. Grantor does further covenant and bind itself, its heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantee, his heirs and assigns, against the lawful claims of all persons whomsoever.

Grantee herein, Spencer Ward, hereby joins in on this conveyance to relinquish and convey any and all interest he may have received by virtue of the Warranty Deed of record in Instrument Number 20060307-0027105, Register's Office for Davidson County, Tennessee.

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.

Davidson County DEEDWARR
Recvd: 07/25/06 09:56 2 pgs
Fees:12.00 Taxes:0.00
20060725-0089271

WITNESS our hands this 21 day of July, 2006.

Double A Development, LLC, Grantor
By: _____ ADAM LEIBOWITZ
Its: Co-CHIEF MANAGER

_____
Spencer Ward, Grantee

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, ADAM LEIBOWITZ, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that he is the CHIEF MANAGER of Double A Development, LLC, a Tennessee limited liability company, and that he being authorized so to, executed the within instrument for the purposes therein contained on behalf of the said Double A Development, LLC, by signing his name as such Co-CHIEF Manager.

Witness my hand in Franklin, TN, this 21 day of July, 2006.

_____
Notary Public

My Commission expires: 11/22/08

Deborah K. Bennett
Notary Public
State of Tennessee
Davidson County

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, **Spencer Ward**, with whom I am personally acquainted, and who acknowledged he executed the within instrument for the purposes therein contained.

Witness my hand in Nashville, TN, this 20th day of July, 2006.

_____
Notary Public

My Commission expires: 1/24/09

JEFFREY M. GRISSIM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires JAN. 24

Return to:
Realty Title
206 B Cool Springs Blvd
Franklin, TN 37067