Davidson County DEEDQC
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Fees:27.00 Taxes:0.00
20060804-0095884

THIS INSTRUMENT PREPARED BY:
John A. Gupton, III, Esq.
BAKER, DONELSON, BEARMAN,
CALDWELL & BERKOWITZ
A Professional Corporation
211 Commerce Street, Suite 1000
Nashville, Tennessee 37201

FROM:	**YVONNE TERESA HOBBS, TRUSTEE**	(GRANTOR)
TO:	**REBECCA ANN HORTON**	(GRANTEE)

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL:
Rebecca Ann Horton 686 Hill Road Brentwood, TN 37220	SAME	160-07-45

CORRECTED QUITCLAIM DEED

WHEREAS, the Trustee did execute, deliver and record a quitclaim deed dated February 27, 2004 conveying the property held by the Trustee, being an undivided one third interest in and to the property to **Rebecca Ann Horton;**

WHEREAS, the Trustee retained in her individual capacity and not as Trustee an undivided one third interest in and to the property and did not convey that interest to **Rebecca Ann Horton;** and

WHEREAS, the official records maintained by the Tax Assessor and the Trustee for Davidson County, Tennessee improperly reflect that **Yvonne Teresa Hobbs** conveyed her individual ownership in the property when the only conveyance was that of the estate held in trust;

NOW, THEREFORE, in order to correct the records of the Tax Assessor and the Trustee for Davidson County, Tennessee, this **CORRECTED QUITCLAIM DEED** is executed and tendered for recording to properly reflect that the interest conveyed by the **QUITCLAIM DEED** of record in Book ~~X~~, Page _____, Register's Office for Davidson County, Tennessee is the interest of the trust estate and not the individual interest of the Trustee.

FOR AND IN CONSIDERATION of no monetary consideration, I, **Yvonne Teresa Hobbs, Trustee,** GRANTOR, by these presents do hereby quitclaim unto my sister, **Rebecca Ann Horton**, GRANTEE, her heirs and assigns, an undivided one third interest, being the trust estate held by me as Trustee, as a tenant in common with **Yvonne Teresa Hobbs** and **Cynthia Jo Russell**, in and to the following described tract of land:

TRACT I: ~~X~~ 20040310 0027377

Being the back lot of land, adjoining the Easterly line of Lot #1 on the Plan of Hobbs Subdivision of record in Book 6900, Page 231, Register's Office for Davidson County, Tennessee, and more particularly described as follows, to wit:

Commencing at an iron pipe located at the Northeast corner of Lot #1 on the Plan of Hobbs Subdivision and the Northwest corner of the herein described tract of land, said iron pipe being set approximately 332.46 feet from the easterly side of Overton Road; thence along the Northerly line of the herein described tract of land, S. 86° 34' 09", a distance of 119.92 feet to an iron pipe; thence continuing along the Northerly line of the herein described tract of land, S. 86° 10' 39" E, a distance of 119.02 feet to an iron pin in the Northeast corner of the herein described tract of land; thence along the Easterly line of the herein described tract of land, S. 3° 33' 33" W, a distance of 148.49 feet to an iron pin set in the Southeast corner of the herein described tract of land; thence along the Southerly line of the herein described tract of land, N. 86° 18' 59" W, a distance of approximately 102.00 feet to a monument; thence continuing along said line, N. 86° 18' 59" W, a distance of approximately137.50 feet to a point located at the Southwest corner of the herein described tract of land; thence along the Westerly line of the herein described tract of land, N. 3° 33' 24" E, a distance of 148.25 feet to the point of beginning.

Subject to a 20 foot permanent sanitary sewer and/or storm drainage easement of record in Book 6813, Page 530, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Joseph D. Horton and wife, Ruth S. Horton, by Quitclaim Deed from Hugh Hobbs, III and wife, Yvonne H. Hobbs, of record in Book 7376, Page 412, Register's Office for Davidson County, Tennessee. The said Ruth S. Horton having died on October 23, 1988 and the said Joseph D. Horton having died on June 26, 1991, leaving a Last Will and Testament, duly recorded at Will Book 1785, page 535 in the Probate Court Clerk's Office for Davidson County, Tennessee.

And being the same property conveyed to Yvonne Teresa Hobbs, Cynthia Jo Russell and Yvonne Teresa Hobbs, Trustee, by Executors Deed from Hugh P. Hobbs, III, Executor of the Estate of Joseph D. Horton, Deceased, of record in Book 8945, Page 196, said Register's Office.

TRACT II

Land in the 6th, formerly the 8th, Civil District of Davidson County, Tennessee, being part of Lot No. 2 on the plan of the lands of William H. Broadwell, as of record in Book 475, Page 462, Register's Office for said County, described partly according to a survey made by Ben Moore, Surveyor, April 18, 1949, as follows:

Beginning at a point on the northerly margin of Hill Road, at the southeast corner of a part of Lot No. 2 conveyed to W. F. Morgan by deed from W. H. Broadwell, of record in Book 481, Page 282, said Register's Office; thence with the eastern boundary line of said Morgan property, north 3° west 214.6 feet to the southeast corner of the property conveyed to William F. Davis and wife, by deed from Naomi L. Boice and husband, of record in Book 2155, Page 541, said Register's Office; thence with the eastern boundary line of said Davis property, north 2° west 321.1 feet to Davis' northeast corner, said point being in the southern boundary line of the Broadwell property; thence with said line, north 87° east 575.7 feet; thence south 2° east 270.6 feet to a point in the boundary line of a tract of land owned by Mallernee; thence with Mallernee's line, south 87° west 124.25 feet; thence with Mallernee's western boundary line, south 4° 363 feet to the northerly margin of said Hill Road; thence with the northerly margin of said road with a curve having a radius of 536.94 feet, northwestwardly 215.24 feet; thence continuing with the northerly margin of said Road south 83° west 305.5 feet to the beginning.

Being the same property conveyed to Joseph D. Horton and wife, Ruth S. Horton, by Warranty Deed of record in Book 2283, Page 203, Register's Office of Davidson County, Tennessee. The said Ruth S. Horton having died on October 23, 1988 and the said Joseph D. Horton having died on June 26, 1991, leaving a Last Will and Testament, duly recorded at Will Book 175, Page 535, in the Probate Court Clerk's Office for Davidson County, Tennessee.

And being the same property conveyed to Yvonne Teresa Hobbs, Cynthia Jo Russell and Yvonne Teresa Hobbs, Trustee, by Executors Deed from Hugh P. Hobbs, III, Executor of the Estate of Joseph D. Horton, Deceased, of record in Book 8945, Page 196, said Register's Office.

The above descriptions are identical to that contained in the prior deed of record on this property.

This is improved property known as 686 Hill Road, Brentwood, Tennessee 37220.

AND GRANTOR, as Trustee, does hereby quitclaim unto GRANTEE, her heirs and assigns, an undivided one third interest, as a tenant in common with **Yvonne Teresa Hobbs** and **Cynthia Jo Russell**, in the property described above to which reference is here made, and said property is conveyed subject to the same limitations, restrictions and encumbrances as may affect the premises.

WITNESS my hand, this 27th day of July, 2006.

GRANTOR:

Yvonne Teresa Hobbs

Yvonne Teresa Hobbs, Trustee

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, REBECCA M. FYKE, a Notary Public in and for said State and County, **Yvonne Teresa Hobbs, Trustee**, the within named bargainor, with whom I am personally acquainted (or proved 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 at office, on this 27th day of JULY, 2006.

Rebecca M Fyke
Notary Public

My Commission Expires: 05/23/09

REBECCA M. FYKE
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

The actual consideration for this transfer is $ NONE.

Yvonne Teresa Hollis

AFFIANT

Sworn to and subscribed before me, this 27th day of July, 2006.

Rebecca M Fyke

NOTARY PUBLIC

My Commission Expires: 05/23/09

