Corrective Deed

Davidson County DEEDWARR
Recvd: 08/22/06 10:46 2 pgs
Fees:12.00 Taxes:0.00
20060822-0103305

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATON OR VALUE, WHICHEVER IS GREATER, FORTHIS TRNSFER IS $139,500.00 (PREVIOUSLY PAID)

AFFIANT

SUBSCRIBED AND SWORN BEFORE ME, THIS THE 21ST DAY OF AUGUST, 2006

NOTARY PUBLIC

MY COMMISION EXPIRES 3/17/07
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
STATEWIDE TITLE AND ESCROW LLC **109 CUDE LANE MADISON TN 37115**

Address New Owner(s) As Follows: Derrick Tripp	Send Tax Bills To:	Map and Parcel Number:
4212 Kevinwood Court	same	163-1-21
Antioch, TN 37013		
(City) (State) (Zip)	(City) (State) (Zip)	

FOR AND IN CONSIDERATION OF THE SUM OF **$ 139,500.00**, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **Michael Douglas Sanders**
HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO, **Derrick Tripp**
HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN PARCEL OR TRACT OF LAND IN **Davidson** County, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

The following described real property in Davidson County, Tennessee, known as 4212 Kevinwood Court, Antioch, Tennessee 37013, and more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 22 on the plan of Hickory Highland Place, Phase 2 of Record in Book 9700, page 681, Register's Office for Davidson County, Tennessee, reference to which is hereby made for a more complete description thereof.

Being the same property conveyed to Michael Donald Sanders by Quitclaim Deed from Nura Mandeel Sanders dated 06/19/03 and recorded 07/17/03 in Instrument # 20030717-0100310, Register's Office for Davidson County, Tennessee. Also see Warranty Deed in Instrument # 20001102-0109002, said Register's Office.

Furthermore being the same property conveyed to Derrick Tripp by Warranty Deed from Michael Douglas Sanders dated 06/30/04 and filed for record 07/19/04 in Instrument # 20040719-0085588, Register's Office for Davidson County, Tennessee.

Subject to all matters of record in the Plan of Record in Plat Book 9700, page 681, said Register's Office.

Subject to Misc. easements and intrusions of record to P.U.D. Boundary, in Book 6900, Page 561 and 562, said Register's Office.

Subject to easement of record to Sanitary Sewer Easement, in Book 7775, Page 361, and Book 7453, page 462, said Register's Office.

Subject to restrictions of record in Plat Book 10421, page 239, Book 11103, page 990, and Book 11667, page 310, said Register's Office.

( )Unimproved
This is (X)Improved property known at: **4212 Kevinwood Court**
Antioch, TN 37013

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 not 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 unemcumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and ever 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.

Witness my hand this 21st day of **August,** 2006

Michael Sanders

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, Lisa Vasko a Notary Public in and for said County and State, the within named bargainor he, with whom I am personally aquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that _____ executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Statement This 20 day of August, 2006

NOTARY PUBLIC AT LARGE SUMNER COUNTY, TN

Notary Public

My Commission Expires: 3/17/07

This Deed is being re-recorded to correct the Deed filed for record on 09-07-05 in Instrument # 20050907-0106930.
The correct grantee of the property should have been Derrick Tripp and not Douglas Tripp. And to remove:
Subject to a 2nd mortgage in favor of Timbuktu, Inc. in the amount of $27,900.00, dated 06/30/04 filed for record 07/19/04 in Instrument # 20040719-0085590, said Register's Office.