Davidson County DEEDWARR
Recvd: 12/15/06 12:07 4 pgs
Fees:22.00 Taxes:0.00
20061215-0154783

THIS INSTRUMENT PREPARED BY:
Waller Lansden Dortch & Davis, LLP
511 Union Street, Suite 2700
Nashville, Tennessee 37219

DEED OF CORRECTION

WHEREAS, by deed of record as Instrument No. 20060712-0083768, Register's Office for Davidson County, Tennessee, 320 BROADWAY, LLC, a Tennessee limited liability company (hereinafter referred to as "Grantor"), conveyed a certain tract or parcel of real property in Davidson County, Tennessee, to Calvin Spears (hereinafter referred to as "Grantee"), and;

WHEREAS, by inadvertance and mutual mistake, said deed contained an error in the description of the real property intended to be conveyed, which real property was mistakenly described as follows:

Land in Davidson County, Tennessee, being Unit RU 201, 320 BROADWAY CONDOMINIUMS, as established under Master Deed of record in Instrument 20051230-0157047 and as depicted on Plat as Exhibit C to Master Deed, in the Register's Office, Davidson County, Tennessee, to which master deed reference is hereby made for a more particular description of said unit, together with an undivided interest in the common elements as shown on said master deed.

Being part of the same property conveyed to 320 Broadway, LLC by Warranty Deed from Ruble T. Sanderson and wife, Brenda C. Sanderson, recorded on the 24th day of September, 2003 in Instrument No. 20030924-0141486, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to a) 2006 property taxes, which have been prorated and assumed by the grantee(s) herein; b) Instruments of record in Book 7631, Page 606; Book 8421, Page 587; Book 7423, Page 3274; Book 9208, Page 613; Book 10512, Page 464; Inst. No. 20020626-0076795; Inst. no. 20030919-0139003; Inst. No. 20051230-0157047; Inst. No. 20051230-0157048; Inst. No. 20000328-0031304; Book 6682, Page 216; Inst. No. 20051230-0157049; said Register's Office; and c) any and all existing easements and restrictions as shown of record not stated herein.

This is improved property commonly known as 320 Broadway, Unit 201, Nashville, Tennessee 37201.

WHEREAS, the Grantee has requested Grantor to correct said error, and Grantor has agreed to do so;

Return to:
Rudy Title & Escrow
2012 21st Ave. South
Nashville, TN 37212

NOW THEREFORE, the Grantor for the purpose of correcting said error and in consideration of the sum of $1.00 to it in hand paid, has bargained and sold and by these presents does bargain, sell, and convey unto the Grantee, his heirs and assigns, a certain tract or parcel of real property in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Unit RU-202, 320 BROADWAY CONDOMINIUMS, as established under Master Deed of record in Instrument 20051230-0157047 and as depicted on Plat as Exhibit C to Master Deed, in the Register's Office, Davidson County, Tennessee, to which master deed reference is hereby made for a more particular description of said unit, together with an undivided interest in the common elements as shown on said master deed.

Being part of the same property conveyed to 320 Broadway, LLC by Warranty Deed from Ruble T. Sanderson and wife, Brenda C. Sanderson, recorded on the 24th day of September, 2003 in Instrument No. 20030924-0141486, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to a) 2006 property taxes, which have been prorated and assumed by the grantee(s) herein; b) Instruments of record in Book 7631, Page 606; Book 8421, Page 587; Book 7423, Page 3274; Book 9208, Page 613; Book 10512, Page 464; Inst. No. 20020626-0076795; Inst. no. 20030919-0139003; Inst. No. 20051230-0157047; Inst. No. 20051230-0157048; Inst. No. 20000328-0031304; Book 6682, Page 216; Inst. No. 20051230-0157049; said Register's Office; and c) any and all existing easements and restrictions as shown of record not stated herein.

This is improved property commonly known as 320 Broadway, Unit 202, Nashville, Tennessee 37201.

To Have and To Hold said real property, together with all the privileges and appurtenances thereunto belonging to the Grantee, his heirs and assigns, in fee simple forever, and the Grantor does hereby re-affirm and ratify all covenants and warranties and stipulations made and provided in said deed of record as Instrument No. 20060712-0083768, Register's Office for Davidson County, Tennessee.

NEW OWNER:
Calvin Spears
320 Broadway, Unit 202
Nashville, TN 37201

SEND TAX BILLS:
Same

IN WITNESS WHEREOF, the said parties hereto have hereunto set their signatures on this the 13th day of December, 2006.

GRANTOR:

320 BROADWAY, LLC,
a Tennessee limited liability company

By: _____

Printed Name: John Sisco

Its: Chief Manager

GRANTEE:

_____
Calvin Spears

State of Tennessee)
County of Davidson)

Before me, the undersigned authority, a Notary Public of the State and county mentioned, personally appeared John Sisco, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be a Chief Manager of 320 BROADWAY, LLC, the within name bargainor, a limited liability company, and that he, as such Chief Manager, executed the foregoing instrument for the purpose therein contained, by signing the name of the limited liability company by himself as Chief Manager.

Witness my hand, at office, this 13th day of December, 2006.

PATRICK MOORE
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY, TENN.
My Commission Expires MAR. 8, 2010

_____
Notary Public
My commission expires: 3-8-10

State of Tennessee)
County of DAVIDSON)

Personally appeared before me the undersigned authority, a Notary Public for said county and State, CALVIN SPEARS, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 13 day of DEC, 2006.

PETER ERICKSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

_____
Notary Public
My commission expires: 07/24/2010

1226444.1

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $0.

Affiant

Subscribed and sworn to before me, this 15th day of December 2006.

Notary Public

JOHN GLEAVES
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

My Commission Expires: 7-24-10

TRANSFER TAX WAS PAID IN INSTRUMENT NO. 20060712-0083768, Register's office for Davidson county, Tennessee.