PICK-UP

Davidson County DEEDQC
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Fees:12.00 Taxes:0.00
20070131-0012635

This Instrument
Prepared By:

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McLemore & Rollins
1211 Sixteenth Avenue South
Nashville, TN 37212
(615) 242-2000

INSTRUMENT OF CORRECTION

(Corrects Quitclaim Deed of record as Instrument No. 20070116-0005727, RODC)

Whereas, a Quitclaim Deed was filed of record as Instrument No. 20070116-0005727 Register's Office for Davidson County, Tennessee (the *"Deed"*); and

Whereas, legal description in the Deed was erroneous in that it failed to include all of the property intended to be conveyed; and

Whereas, it is the intent of this Instrument of Correction to correct said legal description;

Now, Therefore, premises considered, the undersigned Grantors, Kimberly T. Sircy and Richard Tharp, in the Deed to Grantee, James E. Cowden, do hereby correct the Deed to by substituting the following legal description for the legal description contained in the Deed as originally recorded:

Tract Number 1: Being the westerly part of lots Nos. 6 and 13 on the Plan of Nawakwa Hills Annex, Section No. 2, a subdivision of part of the L. J. Gee Estate, not of record, described according to a survey made by Steve Draper, Surveyor, May 11, 1964, as follows:

Beginning on the northerly margin of Nawakwa Trail, north 67° east 811.5 feet from the easterly margin of Neeley's Bend Road, said point also being the southeast corner of the property conveyed to C.L. Ratleph and wife by deed from Ben Walter Batey, of record in book 1907, page 376, Register's Office for said County; thence north 23°10' west 300 feet; thence north 67° east 76.6 feet; thence south 23°10' east 300 feet to the northerly margin of Nawakwa Trail; thence with the same, south 67° west 75 feet to the beginning.

Tract Number 2: Being the easterly part of lots Nos. 6 and 13 on the Plan of Nawakwa Hills Annex, Section No. 2, a subdivision of part of the L. J. Gee Estate, not of record, described according to a survey made by Steve Draper, Surveyor, May 11, 1964, as follows:

Beginning on the northerly margin of Nawakwa Trail, north 67° east 886.5 feet from the easterly margin of Neeley's Bend Road; thence north 23° 10' west 300 feet; thence north 67° east 75 feet; thence south 23° 10' east 300 feet to the northerly margin of Nawakwa Trail; thence south 67° west 75 feet to the beginning.

Being the same real property conveyed to Roberta Ann Tharp by deeds form A.A. Colebrook and wife, Georgia A. Colebrook, of record in book 3825, pages 585 and 589, Register's Office for Davidson County, Tennessee.

The above listed parcel being inherited by the Grantors and Grantee as all heirs at law of Roberta A. Cowden [f/k/a Roberta Ann Tharp], deceased, estate administration in the Probate Court for Davidson County, Tennessee, case number 06P19.

This is improved real property known as 604 Nawakwa Trail, Madison, TN 37115.

In Witness Whereof, this Instrument of Correction has been executed on this 25th day of January 2007.

Kimberly T. Sircy — **Kimberly T. Sircy**

Richard K. Tharp — **Richard Tharp**

State of Tennessee)
County of Davidson)

Before me, Kimberly T. Sircy, of the state and county aforesaid, personally appeared **Kimberly T. Sircy**, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and whom, upon oath, acknowledged that she executed the foregoing instrument for the purpose therein contained.

Witness my hand and seal at office in Nashville, Tennessee, this 25 day of January 2007.

JOHN E. CLEMMONS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public

My Commission Expires:
5-23-09

State of Tennessee)
County of Davidson)

Before me, Richard Tharp, of the state and county aforesaid, personally appeared **Richard Tharp**, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and whom, upon oath, acknowledged that he executed the foregoing instrument for the purpose therein contained.

Witness my hand and seal at office in Nashville, Tennessee, this 25 day of January 2007.

JOHN E. CLEMMONS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public

My Commission Expires:
5-23-09

Name and Address of Property Owner:	**Person or Entity Responsible For Payment of Property Taxes:**	**Map & Parcel Number**
James E. Cowden 604 Nawakwa Trail Madison, TN 37215	James E. Cowden 604 Nawakwa Trail Madison, TN 37115	05313002000