RETURN TO
GREATER NASHVILLE
TITLE & CLOSING CO.
200 MADISON STREET
MADISON, TN 37115

Davidson County DEEDQC
Recvd: 02/08/07 11:05 3 pgs
Fees:17.00 Taxes:0.00
20070208-0016655

INSTRUMENT FOR CORRECTION

OF

QUITCLAIM DEED

WHEREAS by Quitclaim Deed recorded as Instrument No. 20051208-0147756 in the Register's Office for **Davidson** County, Tennessee, **Georgia A. Comer and Dorothy P. Anderson**, conveyed all their right, title and interest in and to property described therein, to **GEORGIA A. COMER.**

WHEREAS, a scrivenor's error occurred in the legal description of said Quitclaim Deed in that it described property as being in Davidson County, Tennessee and being Lot No. 7, C.F. Sharpe & W. L. Horn's 2nd Subdivision of Lindsley Property as of record in Book 161, Page 53, in the Register's Office for Davidson County, Tennessee.

WHEREAS, the Grantors and Grantee of said Quitclaim Deed recorded as Instrument No. 20051208-0147756, Register's Office for Davidson County, Tennessee desire and hereby agree that this Instrument for Correction of Quitlclaim Deed be executed and recorded to correct said error described above.

NOW, THEREFORE, the Grantors in said incorrect Quitclaim Deed, for the purpose of correcting said error and in consideration of any sum that may have been set forth in said Deed, the receipt and sufficiency of which was heretofore acknowledged, have bargained and sold and by these presents do hereby transfer and convey unto **GEORGIA A. COMER,** her heirs, and assigns, all their right, title and interest in and to a certain tract of land in **DAVIDSON** County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 87, C.F. Sharpe & W. L. Horn's 2nd Subdivision of Lindsley Property of record in book 161, Page 53, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Georgia A. Comer and Dorothy P. Anderson, both unmarried by Warranty Deed from Jerry L. Davis and wife, Tammy J. Davis dated December 15, 1992 and recorded in Book 8819, Page 849 in the Register's Office for Davidson County, Tennessee.

THIS IS IMPROVED PROPERTY COMMONLY KNOWN AS 1011 JOSEPH AVENUE, NASHVILLE, TN 37207.

THIS CONVEYANCE IS MADE SUBJECT TO PROPERTY TAXES FOR THE YEAR 2007 AND SUBSEQUENT YEARS; FURTHER SUBJECT TO NOTES, EASEMENTS, BUILDING SETBACK LINES, ETC., IF ANY, AS MAY BE SET FORTH ON THE PLAN OF C. F. SHARPE & W. L. HORN'S 2ND SUBDIVISION OF LINDSLEY PROPERTY OF RECORD IN BOOK 161, PAGE 53, SAID REGISTER'S OFFICE.

TO HAVE AND TO HOLD said land, together with all of the appurtenances, estate, title and interest thereto belonging to said **GEORGIA A. COMER**, her heirs and assigns, in fee simple forever, said GRANTORS do hereby reaffirm and ratify any other provisions, if any, set out in said Quitclaim Deed recorded as Instrument No. 20051208-0147756 in the Register's Office for said County, and the entire contents thereof except for the incorrect description, as fully and effectively as if the entire instrument were copied herein verbatim containing the correct description, and said instrument is accordingly incorporated herein by reference.

IT IS EXPRESSLY AGREED that all other provisions of said Quitclaim Deed shall remain in full force and effect.

IN WITNESS WHEREOF, this instrument has been executed on this the 26th day of January, 2007.

Georgia A. Comer, Grantor/Grantee

Dorothy P. Anderson, Grantor

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named **Georgia A. Comer and Dorothy P. Anderson,** the bargainors, with whom I am personally acquainted, or who proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Madison, Tennessee, this 26th day of January, 2007.

My Commission expires:
3-20-2010

Notary Public

DEANIE L. GREGORY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $NONE.

Affiant

Sworn to and subscribed before me this the 26th day of January 2007.

DEANIE L. GREGORY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public

My Commission expires: 3-20-2010

THIS INSTRUMENT PREPARED BY:
DEANIE L. GREGORY, ATTORNEY
GREATER NASHVILLE TITLE AND CLOSING COMPANY
200 MADISON STREET
MADISON, TN 37115

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