THIS INSTRUMENT PREPARED BY:

Homer R. Ayers, Attorney-at-Law
303 Frances Street, P.O. Box 904
Goodlettsville, Tennessee 37070-0904

Davidson County DEEDQC
Recvd: 03/19/07 10:30 3 pgs
Fees:17.00 Taxes:0.00
20070319-0032881

Deed of Correction

ADDRESS NEW OWNERS:	PERSON OR ENTITY RESPONSIBLE FOR PAYMENT OF REAL PROPERTY TAXES:	MAP-PARCEL NOS.
Robert Wayne Lockhart 5193 Brick Church Pike Goodlettsville, TN 37072	Same as New Owner	Map 17.00 Parcel P/O 163.00

THIS DEED OF CORRECTION, is made and entered into on the day and date last acknowledged below, by and between Jane W. Smith and Donald L. Waggoner (hereinafter referred to as "GRANTORS"); and Robert Wayne Lockhart, a single man, (hereinafter referred to as "GRANTEE");

W I T N E S S E T H:

WHEREAS, on the 9th day of December, 2004, by deed recorded in the Register's Office for Davidson County, Tennessee, as Instrument No. 20041215-0149242, Jane W. Smith and Donald L. Waggoner, the Grantors, conveyed to Robert Wayne Lockhart, a single man, his heirs or assigns, the Grantee, certain real property as described in said deed, being located in Davidson County, Tennessee; and,

WHEREAS, said deed is irregular because the property described therein is erroneously described; and,

WHEREAS, the parties desire to correct the aforesaid deed.

NOW, THEREFORE, THIS DEED OF CORRECTION WITNESSETH:

That for and in consideration of the sum of ONE DOLLAR ($1.00) paid by the GRANTEE to GRANTORS this day, cash in hand, the receipt of which is hereby acknowledged, the GRANTORS, Jane W. Smith and Donald L. Waggoner, do hereby grant, sell, transfer and convey unto the GRANTEE, Robert Wayne Lockhart, his heirs or assigns, the following described real estate, located in the County of Davidson, State of Tennessee, and more specifically described as follows, to wit,

> Beginning at a new iron pin, the northeast corner of the Robert Moncrief property of record in Book 11590, Page 13, R.O.D.C.T., in the southern margin of Brick Church Pike (being 25 feet from the centerline), the northwest corner of this tract, thence along the southern margin of Brick Church Pike (parallel and 25 feet from the centerline) North 52 deg. 07 min. 30 sec. East, 341.01 feet to a new iron pin, thence along a new line, South 37 deg. 52 min. 30 sec. East, 592.20 feet to a new iron pin, thence continuing along a new line, South 66 deg. 44 min. 32 sec. West, 481.61 feet to a pipe, in the eastern line of the Robert Moncrief property of record in Book 11590, Page 13, R.O.D.C.T., thence along the line with Robert Moncrief, North 23 deg. 00 min. 00 sec. West, 486.98, feet to the beginning, and containing 5.010 acres, more or less, as surveyed by Burns and Associates, Inc. Under Tennessee License No. 1053, dated 11-01-2004.

THIS INSTRUMENT WAS PREPARED UPON INFORMATION FURNISHED BY THE PARTIES, WITHOUT A TITLE EXAMINATION BY THE PREPARER.

Being a part of the same property conveyed to Margaret Sue Waggoner, Jane W. Smith and Donald L. Waggoner as joint tenants, with rights of survivorship and not as tenants in common, by Deed of Record in Book 10542, Page 670; Register's Office for Davidson County, Tennessee. The said Margaret Sue Waggoner is deceased, as a result of which Jane W. Smith and Donald L. Waggoner continue to own the said property as joint tenants with rights of survivorship.
The mailing address for the said property is 5193 Brick Church Pike, Goodlettsville, Tennessee 37072.

The property description is according to a boundary survey dated November 1, 2004 by William M. Burns, registered land surveyor, Tennessee License No. 1053.

TO HAVE AND TO HOLD, the above described real estate together with all the improvements thereon, unto the GRANTEE, his heirs and assigns, in fee simple, forever.

And the GRANTORS do covenant with said GRANTEE that they were duly seized and possessed of the said real property on the 9th day of December, 2004; and that they had a perfect right to convey the same; that the same was free and clear of all encumbrances except for the real property taxes for the taxable year 2004, which have now been paid and a demolition order filed by the Metropolitan Government of Nashville and Davidson County as Instrument No. 20040114-0005981, which has now been satisfied and all other matters that appear of record.

WITNESS our hands on the day and date acknowledge below.

"GRANTORS"

JANE W. SMITH

DONALD L. WAGGONER

"GRANTEE"

ROBERT WAYNE LOCKHART

STATE OF FLORIDA }
COUNTY OF POLK }

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared JANE W. SMITH with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, under oath, acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office on this 20th of Feb. 2007.

NOTARY PUBLIC

My Commission Expires: 12/4/09

MARCIA T. VOGT
MY COMMISSION # DD 458202
EXPIRES: December 4, 2009
Bonded Thru Notary Public Underwriters

STATE OF FLORIDA }
COUNTY OF SUMTER }

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared DONALD L. WAGGONER with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, under oath, acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office on this the 27 of February 2007.

NOTARY PUBLIC

My Commission Expires: 12-14-2008

KAREN BEDNARIK
Notary Public - State of Florida
My Commission Expires Dec 14, 2008
Commission # DD 379148
Bonded By National Notary Assn.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared ROBERT WAYNE LOCKHART with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, under oath, acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office on this the 15 of Feb 2007.

SHERRI SPEAKMAN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

NOTARY PUBLIC

My Commission Expires: _____

My Commission Expires JULY 21, 2007

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

The actual consideration or value, whichever is greater, for this transfer is not applicable, the transfer tax on this transaction having been paid with the recording of the original deed.

AFFIDAVIT

Sworn to and subscribed before me on this the _____ of _____ 2007.

NOTARY PUBLIC

SHERRI SPEAKMAN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires JULY 21, 2007