THIS INSTRUMENT PREPARED BY:
COMMONWEALTH TITLE AGENCY OF NASHVILLE, INC
333 GALLATIN ROAD SOUTH
MADISON, TN 37115

Davidson County DEEDWARR
Recvd: 04/24/07 10:45 5 pgs
Fees:27.00 Taxes:0.00
20070424-0048597

DEED OF CORRECTION

THIS DEED OF CORRECTION is made and entered into on this the 21st day of April, 2007, by and between CHAMPION PROPERTIES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, hereinafter called 'GRANTOR', and WILLIAM ROYSTER AND JANE M. ROYSTER, hereinafter called 'GRANTEE'.

W I T N E S S E T H:

THAT WHEREAS, by Warranty Deed, of record in INSTRUMENT NO. 20010924-0103034, Register's Office for Davidson County, Tennessee, Grantor conveyed a certain tract of land in Davidson County, Tennessee to Grantee, known as Lot 4 on the Plan of Pierce Place, Section 2; and

WHEREAS, by inadvertence, Exhibit "A" on said deed contained an error in the description of the land intended to be conveyed in that said description incorrectly failed to include Lot 5 on the Plan of Pierce Place, Section 1 in said Description; and

WHEREAS, a Corrective Warranty Deed was recorded in Instrument No. 20030904-0128557, which corrective deed added Lot 5, Section 1 to the legal description and removed Lot 5, Section 1 from the legal description of the Corrective Warranty Deed of record in Instrument No. 20010917-0100524, said Register's Office; and

WHEREAS, the original and the corrective deed incorrectly showed the Plat Book and page of the Plan of Pierce Place, Section 1 for both Lots 4 and 5 and the original deed contained incorrect exceptions to said property; and

WHEREAS, the parties hereto have mutually agreed to correct said errors and to correctly describe the entirety of the property intended to be conveyed.

NOW, THEREFORE, the Grantor for the purpose of correcting said error and in consideration of the sum of Ten ($10.00) Dollars, cash in hand paid, the receipt and sufficiency of which is hereby acknowledge, has bargained and sold, and does hereby transfer and convey unto the said Grantee, their successors, heirs and assigns, certain real estate in DAVIDSON County, Tennessee, being more particularly described in Exhibit "A", which is attached hereto and incorporated herein by reference, together with all right, title and interest of GRANTOR in and to any easements and rights-of-way

adjoining or abutting said real estate and any covenants and other rights appurtenant thereto (the "Property"). This conveyance of the "Property", and all covenants and warranties contained herein, are made expressly subject to the exceptions and other matters set forth in Exhibit "B", which is attached hereto and incorporated herein by reference.

This is improved property known as Lot 4 on the Plan of Pierce Place, Section 2, and Lot 5 on the Plan of Pierce Place, Section 1, and known as 1309 and 1311 Pierce Road, Madison, TN 37115.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said GRANTEE, their successors, heirs and assigns forever, Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered except to the extent otherwise set forth in Exhibit "B" hereto.

Grantor further covenants and binds itself and its successors and assigns, to warrant and forever defend the title to said GRANTEE, their successors, heirs and assigns, against the lawful claims of all persons.

WITNESS the hands and seals of the Grantor's duly authorized official and Grantee on the day and date first above written.

CHAMPION PROPERTIES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY

BY: _____
John R. Buchanan, Chief Manager
Signature of Seller

_____
WILLIAM G. ROYSTER, GRANTEE

_____
JANE M. ROYSTER, GRANTEE

STATE OF TENNESSEE :

COUNTY OF Davidson

BEFORE ME, THE UNDERSIGNED, a notary public in and for the county and state abovementioned, personally appeared JOHN R. BUCHANAN, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be CHIEF MANAGER (or other officer authorized to execute the instrument) of CHAMPION PROPERTIES, LLC, the within named bargainor, a TENNESSEE LIMITED LIABILITY COMPANY, and that such CHIEF MANAGER executed the foregoing instrument for the purpose therein contained, by personally signing the name of the LIMITED LIABILITY COMPANY as such CHIEF MANAGER

Witness my official hand and seal, at office, IN Madison, Tennessee, on this 21 day of April, 2007.

Notary Public

My commission expires: 5/24/2008

DENISE C. ALLIS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE

STATE OF TENNESSEE :

COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, WILLIAM G. ROYSTER AND WIFE, JANE M. ROYSTER, the within named bargainor with whom I am personally acquainted (or who proved TO ME upon satisfactory evidence), and who acknowledged that ~~he~~ they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at MADISON, Tennessee, on this the 21 day of April, 2007.

Notary public

My commission expires: 5/24/2008

DENISE C. ALLIS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE

ADDRESS NEW OWNER:	MAP/PARCEL NUMBER:
WILLIAM G. ROYSTER AND WIFE, JANE M. ROYSTER	MAP 043-01 PARCELS 185 AND 172
403 MAPLE GROVE ROAD	
FRANKLIN, TN 37064	
SEND TAX BILLS TO:	
SAME	

STATE OF TENNESSEE :

COUNTY OF Davidson

THERE IS NO MONETARY CONSIDERATION WHATSOEVER FOR THIS TRANSFER, this 21 DAY OF April, 2007.

AFFIANT

SWORN TO AND SUBSCRIBED BEFORE ME THIS 21 DAY OF April 2007.

NOTARY PUBLIC

MY COMMISSION EXPIRES: 5/24/2008

DENISE C. ALLIS
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENNESSEE

'EXHIBIT 'A'

Being Lot No. 4 on the Plan of Pierce Place, Section 2, of record in Book 6050, page 10, Register's Office for said County, to which plan reference is hereby made for a more complete and accurate description of said lot,

Being Lot No. 5 on the Plan of Pierce Place, Section 1, of record in Book 6050, page 10, Register's Office for said County, to which plan reference is hereby made for a more complete and accurate description of said lot.

Being a portion of the same property conveyed to Champion Properties, LLC, by Quitclaim Deed of record in Book 10583, Page 121, Register's Office for Davidson County, Tennessee.

EXHIBIT 'B'

1. All matters appearing on the Plan of Pierce Place, Section 1, of record in Book 6050, page 10, said Register's Office (as to both lots).
2. Sewer Easement to Metropolitan Government of Nashville and Davidson County, Tennessee, as set forth in instrument of record in Book 4089, page 413, said Register's Office (as to Lot 4).
3. Joint Driveway Easement of record in Book 6679, page 465, said Register's Office (as to Lot 4).
4. Real property taxes for 2001 and all future years.