This Instrument Prepared By and Return to:
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

Send Tax Bills To:
New Owner

New Owner is:
Theodore Pins

Map and Parcel
92-13-394

Davidson County DEEDWARR
Recvd: 05/16/07 13:52 3 pgs
Fees:17.00 Taxes:0.00
20070516-0058677

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STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

MAXIMUM PRINCIPAL INDEBTEDNESS FOR TENNESSEE RECORDING TAX PURPOSES IS $ -0- DOLLARS.

Affiant

Subscribed and sworn to before me this 15th day of May, 2007.

Notary Public

My commission expires: 1/26/2008

CARA MONFORTE
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.
My Commission Exp. Jan. 26, 2008

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DEED OF CORRECTION

WARRANTY DEED

WHEREAS, a WARRANTY Deed conveying the within described property to **Theodore Pins**, has previously been executed and put of record in **Instrument No. 20060526-0062424** Register's Office of Davidson County, and

WHEREAS, the said Warranty Deed was deficient or contained errors in the **Legal Description.**

NOW, THEREFORE, For in the consideration of One and no/100 Dollars ($1.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged I, **Mary Frances Rudy** and hereinafter called the Grantor, have bargained and sold, and by these presents transfer and convey unto the said **Theodore Pins**, hereinafter referred to as Grantee, its heirs and assigns, that a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to-wit:

Land in Davidson County, Tennessee, being Lot 124, HORTENSE PLACE, as shown on plat of record in Plat Book 161, Page 167, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Mary Frances Rudy, unmarried, by Warranty Deed from Brett H. Massey, unmarried, recorded December 22, 2004 in Instrument No. 20041222-0152418, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing easements and restrictions as shown of record including those recorded in Book 161, page 167; as instrument 20041222-0152417; 20050728-0088189; 20051031-0131161; 20050819-0099130; 20050819-0099131 in the Register's Office for Davidson County, Tennessee.

The requirement to build within two years of the purchase of the Lot are to be waived.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

Improved Property Address: Lot 124 Nevada Avenue, Nashville, TN 37209

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs and assigns, forever.

The Grantor does covenant with the said Grantees that the Grantor is lawfully seized and possessed of said tract and parcel of land in fee simple, and has a good right to convey same and that same is unencumbered.

The Grantors do further covenant and bind themselves and representatives to warrant and forever defend the title to the said tract or parcel of land to the said Grantees, their heirs and assigns against the lawful claims of all persons whomsoever.

Witness our hands this 4th day of May, 2007.

GRANTORS:

Mary Frances Rudy

GRANTEES:

Theodore Pins

State of Tennessee
County of Davidson

On this 4th day of May 2007, before me, the undersigned Notary Public in and for said County and State, personally appeared **Mary Frances Rudy,** with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the foregoing Instrument for the purposes herein set forth.

Witness my hand and official seal of office at Davidson County, Tennessee, this 4th day of May 2007.

Notary Public

My Commission Expires:
1/26/2008

CARA MONFORTE
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.
My Commission Expires JAN. 26, 2008

State of Tennessee
County of Davidson

On this 4th day of May 2007, before me, the undersigned Notary Public in and for said County and State, personally appeared **Theodore Pins,** with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the foregoing Instrument for the purposes herein set forth.

Witness my hand and official seal of office at Davidson County, Tennessee, this 4th day of May 2007.

Notary Public

My Commission Expires
1/26/2008

CARA MONFORTE
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.
My Commission Expires JAN. 26, 2008