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Davidson County DEEDWARR
Recvd: 06/11/07 11:01 3 pgs
Fees:17.00 Taxes:0.00
20070611-0069574

This Instrument Was Prepared By:
(and Return To: )

Jeffrey M. Grissim, Atty.
**Grissim Title & Escrow, LLC**
2309 Crestmoor Road, Ste 300
Nashville, TN 37215
(615) 298-1826

# DEED OF CORRECTION

(A Corrective Re-Conveyance and Conveyance)

WHEREAS, by a deed of record in Record **Instrument No.: 20061024-0131776,** Register's Office for Davidson County, Tennessee, Arthur C. Mader, Executor and Trustee of the Estate of Eleanor F. Morrissey and Testamentary Trust of Eleanor F. Morrissey (hereinafter referred to as "Grantor") conveyed a certain tract / parcel of land in Davidson County, Tennessee, to **Edmund A. Hill, also known as Edmund Austin Hill** ("Grantee");

WHEREAS, by inadvertence, oversight and mistake, said deed contained an erroneous information including to but not limited to the following: scrivener error in the legal description, which was therein described as follows:

> **Land in Davidson County, Tennessee, being Unit No. 51E, of Royal Oaks Tower having been established as a Horizontal Property Regime, by Master Deed and Declaration and By-Laws in the Register's Office for Davidson County, Tennessee, in Book 4710, page 901, as amended in Book 4798, page 813, said Register's Office.**

WHEREAS, the Grantee and Grantor request each other to correct said error, and said Grantor and Grantee have agreed to do so.

NOW, THEREFORE, the **Grantor, Edmund A. Hill,** for the purpose of correcting the above described error and removing any cloud on title, and in consideration of the sum of Ten and No/100 ($10.00) Dollars cash in hand paid, mutual covenants, agreements and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, has bargained and sold and by these presents does transfer and convey by quitclaim unto said **Grantee, Arthur C. Mader, Executor and Trustee of the Estate of Eleanor F. Morrissey and Testamentary Trust of Eleanor F. Morrissey,** his[its] heirs, successors and assigns, a certain tract/parcel of land in Davidson County, Tennessee, described as follows:

> **Land in Davidson County, Tennessee, being Unit No. 51E, of Royal Oaks Tower having been established as a Horizontal Property Regime, by Master Deed and Declaration and By-Laws in the Register's Office for Davidson County, Tennessee, in Book 4710, page 901, as amended in Book 4798, page 813, said Register's Office.**
>
> **Being the same property re-conveyed to Edmund A. Hill, by Deed of record in Instrument No.: 20061024-0131776, Register's Office for Davidson County, Tennessee .**

TO HAVE AND TO HOLD said land, together with all of the appurtenances, estate, title and interest thereto belonging to said Grantee, its heirs, successors and assigns, in fee simple forever by Quitclaim.

~ AND ~

NOW, THEREFORE, the **Grantor, Arthur C. Mader, Executor and Trustee of the Estate of Eleanor F. Morrissey and Testamentary Trust of Eleanor F. Morrissey,** for the purpose of correcting said error and in consideration of the sum of Ten and No/100 ($10.00) Dollars cash in hand paid, mutual covenants and agreements and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, has bargained and sold and by these presents does transfer and convey unto said **Grantee, Edmund A. Hill,** his heirs, successors and assigns, a certain tract/parcel of land in Davidson County, Tennessee, described as follows:

> **Land in Davidson County, Tennessee, being Unit No. 51-E, together with parking space designated No. 17, on the plan of Royal Oaks Tower, according to the Master Deed of record in Book 4710, page 901 as amended in Book 4798, page 813, in the Register's Office of Davidson County, Tennessee, and more particularly described in Plat Book 4460, page 189, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.**
>
> **Being the same property re-conveyed to Arthur C. Mader, Executor and Trustee of the Estate of Eleanor F. Morrissey and Testamentary Trust of Eleanor F. Morrissey by this Deed of Correction, being made of record in Instrument No.:** 20070611006957 4 **Register's Office for Davidson County, Tennessee .**
>
> **And being the same property conveyed to Eleanor F. Morrissey, by deed of record in Book 5865, page 224, Register's Office for Davidson County, Tennessee. The said Eleanor F. Morrissey having since died. The Will of Eleanor F. Morrissey of record in Instrument No.: 6259/2181020, appoints Arthur C. Mader as Executor and trustee with power of sale.**

TO HAVE AND TO HOLD said land, together with all of the appurtenances, estate, title and interest thereto belonging to said Grantee, her heirs, successors and assigns, in fee simple forever, and Grantor does hereby reaffirm and ratify all covenants, warranties and stipulations made and provided in said deed of record in Instrument No.: 20021203-0148660, Register's Office for Davidson County, Tennessee, and the entire contents thereof except for the incorrect legal 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.

IN WITNESS WHEREOF, said parties hereto have hereunto set their signatures on this the 1st day of June, 2007.

**GRANTOR:**

**Edmund A. Hill**

Edmund A. Hill by

By: Loy Carney, A.I.F.
**Loy Carney, Attorney in Fact**

**GRANTEE:**

**Estate of Eleanor F. Morrissey**

By: Arthur C. Mader, Executor and Testamentary Trustee
**Arthur C. Mader, Executor and Testamentary Trustee**

**GRANTOR:**

**Estate of Eleanor F. Morrissey**

**By:** Arthur C. Mader, Executor and Testamentary Trustee
**Arthur C. Mader,**
**Executor and Testamentary Trustee**

**GRANTEE:**

**Edmund A. Hill**

**By:** Edmund A. Hill by Loy Carney, A.I.F.
**Loy Carney, Attorney in Fact**

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

No tax is due at time of recording, as taxes were paid on Warranty Deed of record in Instrument No.: 20061024-0131776, Register's Office for Davidson County, Tennessee.

Loy Carney

Subscribed and sworn to before me, this date:

Notary Public

JEFFREY M. GRISSIM STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires: My Commission Expires JAN. 24, 2009

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

On this 4th day of June, 2007, before me, the undersigned a Notary Public in and for said County and State, personally appeared **Loy Carney**, as Attorney-In-Fact for **Edmund A. Hill**, to me known to be the person who executed the foregoing instrument in behalf of Edmund A. Hill, and acknowledged that he executed the same as the free act and deed of the said Edmund A. Hill.

Witness my hand and seal at Nashville, Tennessee, this the 4th day of June, 2007.

Notary Public

JEFFREY M. GRISSIM STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires:

My Commission Expires JAN. 24, 2009

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Arthur C. Mader**, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged himself as Executor and Testamentary Trustee of The Estate of Eleanor F. Morrissey, and in his capacity as such Executor and Testamentary Trustee, acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office at Nashville, Tennessee on this the 6th day of June, 2007.

Notary Public

My Commission Expires:
9/19/09

TRICIA BALL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires SEPT. 19, 2009