Davidson County DEEDWARR
Recvd: 08/08/07 13:29 3 pgs
Fees:17.00 Taxes:0.00
20070808-0094962

THIS INSTRUMENT PREPARED BY:
STEWART & BLACK, ATTORNEYS
333 GALLATIN ROAD SOUTH
MADISON, TN 37115

DEED OF CORRECTION

THIS DEED OF CORRECTION is made and entered into on this the 30th day of July, 2007, by and between **BRYANT T. CHAN, A MARRIED PERSON,** hereinafter called '**GRANTOR**, and **CHARLES M. CUMMINGS AND JUDY D. CUMMINGS, HUSBAND AND WIFE,** hereinafter called '**GRANTEES**'.

W I T N E S S E T H:

THAT WHEREAS, by a Warranty Deed, of record in Instrument Number 20070507-0054764, Register's Office for Davidson County, Tennessee, **GRANTOR** conveyed a certain tract of land in Davidson County, Tennessee to **GRANTEES**; and

WHEREAS, by inadvertence and mistake, paragraph 2 on page 1 of said Warranty Deed contained the following language; "subject to the below-stated life estate retained by Grantor", which language was not intended to be part of the conveyance; and

WHEREAS, the parties hereto have mutually agreed to correct said error and remove said language from the original conveyance.

NOW, THEREFORE, the **GRANTOR**, for the purpose of correcting said error and FOR AND IN CONSIDERATION OF TEN DOLLARS AND NO/100 ($10.00), and other good and valuable considerations, the receipt of which are hereby acknowledged, **BRYANT T. CHAN, A MARRIED PERSON, AS GRANTOR**, does hereby bargain, sell, transfer and convey unto **CHARLES M. CUMMINGS AND JUDY D. CUMMINGS, HUSBAND AND WIFE**, hereinafter referred to as **GRANTEES,** their successors, heirs and assigns, all of that certain real estate located 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 all buildings and fixtures located on said real estate, and any easements and rights-of-way adjoining or abutting said real estate and any covenants and other rights appurtenant thereto (collectively, 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 3426 & 3428 West Hamilton Ave., Nashville, TN 37218.

TO HAVE AND TO HOLD said land, with the appurtenances, hereditaments, estate, title and interest unto **GRANTEES**, their successors, heirs and assigns forever. The **GRANTOR** covenants and agrees with the said GRANTEES that GRANTOR is lawfully seized and possessed of the said real estate, and that GRANTOR has a good and lawful right to sell the same. The GRANTOR further covenants that the same is unencumbered except as otherwise set forth on Exhibit "B".

GRANTOR further covenants and binds himself and his successors, heirs and assigns, to warrant and forever defend the title to said **GRANTEES**, their successors, heirs and assigns, against the lawful claims of all person whomsoever.

Jennifer Sam, wife of BRYANT T. CHAN, the Grantor herein, joins in the herein conveyance for the sole purpose of conveying any right, title and interest she may have in and to the property described herein, marital or otherwise.

WITNESS THE hands and seals of the GRANTOR and GRANTEES on this the 11 day of July, 2007.

BRYANT T. CHAN, GRANTOR

CHARLES M. CUMMINGS, GRANTEE

JENNIFER SAM, GRANTOR SPOUSE

JUDY D. CUMMINGS, GRANTEE

STATE OF TENNESSEE :
COUNTY OF DAVIDSON :

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, BRYANT T. CHAN, JOINED HEREIN BY HIS WIFE, JENNIFER SAM, the within named bargainor with whom I am personally acquainted (or who proved TO ME upon 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, on this the 11 day of July 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, CHARLES M. CUMMINGS AND JUDY D. CUMMINGS, HUSBAND AND WIFE, the within named bargainors with whom I am personally acquainted (or who proved TO ME upon satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, TENNESSEE, on this the 30 day of July 2007.

notary public

My commission expires: 7-24-2010

ELIZABETH A GRAY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires JULY 24, 2010

ADDRESS NEW OWNER:	**MAP/PARCEL NUMBER:**
CHARLES M. CUMMINGS AND JUDY D. CUMMINGS	MAP 069 04 0, PARCEL 209.00
*	
SEND TAX BILLS TO:	
FIRST MAGNUS FINANCIAL CORP.	
603 N. WILMOT	
TUCSON, AZ 85711	

STATE OF TENNESSEE :
COUNTY OF Davidson

THERE IS NO MONETARY CONSIDERATION WHATSOEVER FOR THIS TRANSFER, this 30th DAY OF July, 2007.

AFFIANT

SWORN TO AND SUBSCRIBED BEFORE ME THIS 30 DAY OF July, 2007.

NOTARY PUBLIC

MY COMMISSION EXPIRES: 5/24/2008

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

EXHIBIT 'A'

Land in Davidson County, Tennessee, being Lot No. 1 on the Plan of Shieldswick Subdivision, as of record in Book 5190, page 615, Register's Office for said County, to which plat reference is hereby made for more complete description.

BEING the same property conveyed to BRYANT T. CHAN, by Warranty Deed from Leonard Morton and wife, Willa G. Morton, of record in Instrument Number 20050907-0107172, Register's Office for DAVIDSON County, Tennessee.

Being further conveyed to CHARLES M. CUMMINGS AND JUDY D. CUMMINGS, HUSBAND AND WIFE, by Warranty Deed of record in Instrument Number 20070507-0054764, said Register's Office.

EXHIBIT 'B'

1. All REAL PROPERTY taxes for the year 2007 and subsequent years, A LIEN, not yet due and payable (MAP 069 04 0, PARCEL 209.00).

2. All matters as set forth on the Plat of record in Book 5190, page 615, said Register's Office, including any and all setback lines, easements, notes, restrictions, etc., as may be shown thereon.