Davidson County DEEDWARR
Recvd: 08/08/07 13:30 3 pgs
Fees:17.00 Taxes:0.00
20070808-0094963

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 25 day of July, 2007, by and between **FRANK L. WALDEN, TRUSTEE OF THE FRANK L. WALDEN REVOCABLE LIVING TRUST U/T/A DATED FEBRUARY 22, 2002,** hereinafter called '**GRANTOR**, and **THOMAS E. STEWART, TRUSTEE, WITH FULL POWER TO BARGAIN, SELL, CONVEY, MORTGAGE, LEASE OR OTHERWISE ENCUMER WITHOUT JOINDER OF ANY BENEFICIARY,** hereinafter called '**GRANTEE**'.

W I T N E S S E T H:

THAT WHEREAS, by a Warranty Deed, of record in Instrument Number 20070402-0038659, 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, Exhibit "B" was incorrect; and

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

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, **FRANK L. WALDEN, TRUSTEE OF THE FRANK L. WALDEN REVOCABLE LIVING TRUST U/T/A DATED FEBRUARY 22, 2002, AS GRANTOR**, does hereby bargain, sell, transfer and convey unto **THOMAS E. STEWART, TRUSTEE, WITH FULL POWER TO BARGAIN, SELL, CONVEY, MORTGAGE, LEASE OR OTHERWISE ENCUMER WITHOUT JOINDER OF ANY BENEFICIARY**, hereinafter referred to as **GRANTEE,** his 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 731 Due West, Madison, TN 37115.

TO HAVE AND TO HOLD said land, with the appurtenances, hereditaments, estate, title and interest unto **GRANTEE**, his successors, heirs and assigns forever. The **GRANTOR** covenants and agrees with the said GRANTEE 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 **GRANTEE**, his successors, heirs and assigns, against the lawful claims of all person whomsoever.

WITNESS THE hands and seals of the GRANTOR and GRANTEE on this the 25 day of July, 2007.

Frank L Walden Trustee

FRANK L. WALDEN, TRUSTEE OF THE FRANK L. WALDEN REVOCABLE LIVING TRUST U/T/A DATED FEBRUARY 22, 2002, GRANTOR

Thomas E Stewart Trustee

THOMAS E. STEWART, TRUSTEE, WITH FULL POWER TO BARGAIN, SELL, CONVEY, MORTGAGE, LEASE OR OTHERWISE ENCUMBER WITHOUT JOINDER OF ANY BENEFICIARY, GRANTEE

STATE OF Tennessee :
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, FRANK L. WALDEN, TRUSTEE, the within named bargainor with whom I am personally acquainted (or who proved TO ME upon satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Madison, Tennessee, on this the 13th day of July, 2007.

Denise C. Allis

notary public

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

My commission expires: 5/24/2008

STATE OF TENNESSEE :
COUNTY OF Davidson :

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, THOMAS E. STEWART, TRUSTEE, the within named bargainor with whom I am personally acquainted (or who proved TO ME upon satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Madison, TENNESSEE, on this the 25th day of ~~June~~ July, 2007.

Denise C. Allis

notary public

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

My commission expires: 5/24/2008

EXHIBIT 'A'

Being Lot No. 99 on the Map of Due West Valley Acres, not of record, in the 11th Civil District of Davidon County, Tennessee, and described according to a copy of a survey thereof made by H. R. Swann, Jr., Surveyor, dated April 20, 1947, as follows:

Beginning at a point in the southwesterly margin of Due West Avenue at the corner of Lots 98 and 99; thence with the line between said lots southwesterly 400 feet to a point; thence southeasterly 100 feet to a point at the corner of Lots Nos. 99 and 100; thence with the line between said lots, northeasterly 400 feet to the margin of Due West Avenue; thence with the margin of the same, northwesterly 100 feet to the beginning.

BEING the same property conveyed to FRANK L. WALDEN, TRUSTEE OF THE FRANK L. WALDEN REVOCABLE LIVING, by Warranty Deed from Roberta E. Sircy and Sheila Orlean Corr, of record in Record Instrument Number 20040513-0056242, Register's Office for DAVIDSON County, Tennessee.

Being further conveyed to Thomas E. Stewart, Trustee, with full power to bargain, sell, convey, mortgage, lease or otherwise encumber without joinder of any beneficiary, by Warranty Deed of record in Instrument Number 20070402-0038659, 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 051-05, PARCEL 003.00)

2. Restrictions of record in Bok 1537, Page 591, Register's Office for Davidson County, Tennessee.

ADDRESS NEW OWNER:	**MAP/PARCEL NUMBER:**
THOMAS E. STEWART	MAP 051-05, PARCEL 003.00
333 GALLATIN RD. SOUTH, STE. 1	
MADISON, TN 37115	
SEND TAX BILLS TO:	
SAME	

STATE OF TENNESSEE
COUNTY OF Davidson :

THERE IS NO MONETARY CONSIDERATION WHATSOEVER FOR THIS TRANSFER, this 25 DAY OF July, 2007.

AFFIANT Kristi S. Ingr

SWORN TO AND SUBSCRIBED BEFORE ME THIS 25 DAY OF July, 2007.

NOTARY PUBLIC Denise C. Akins

MY COMMISSION EXPIRES: 5/24/2008

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