Davidson County DEEDWARR
Recvd: 08/08/07 13:32 3 pgs
Fees:17.00 Taxes:0.00
20070808-0094965

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 19 day of July, 2007, by and between **PAMELA MARABLE BOWMAN, PERSONAL REPRESENTATIVE OF THE ESTATE OF RUBY SMITH MARTIN, DECEASED,** hereinafter called '**GRANTOR**, and **CIARA M. SHAVER AND AARON SHAVER, WIFE AND HUSBAND,** hereinafter called '**GRANTEES**'.

WITNESSETH:

THAT WHEREAS, by a Warranty Deed, of record in Instrument Number 20070510-0056320, 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, **PAMELA MARABLE BOWMAN, PERSONAL REPRESENTATIVE OF THE ESTATE OF RUBY SMITH MARTIN, DECEASED, AS GRANTOR,** does hereby bargain, sell, transfer and convey unto **CIARA M. SHAVER AND AARON SHAVER, WIFE AND HUSBAND,** 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 745 Brook Hollow Road, Nashville, TN 37205.

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, herself and her 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.

WITNESS THE hands and seals of the GRANTOR and GRANTEES on this the 19 day of July, 2007.

PAMELA MARABLE BOWMAN, PERSONAL REPRESENTATIVE OF THE ESTATE OF RUBY SMITH MARTIN, DECEASED, GRANTOR

CIARA M. SHAVER, GRANTEE

AARON SHAVER, GRANTEE

STATE OF TENNESSEE :
COUNTY OF ~~DAVIDSON~~ Montgomery :

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, PAMELA MARABLE BOWMAN, PERSONAL REPRESENTATIVE OF THE ESTATE OF RUBY SMITH MARTIN, DECEASED, the within named bargainor with whom I am personally acquainted (or who proved TO ME upon satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

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

Notary Public

My commission expires: January 10, 2010

STATE OF TENNESSEE NOTARY PUBLIC MONTGOMERY COUNTY

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Davidson :

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, CIARA M. SHAVER AND AARON SHAVER, WIFE AND HUSBAND, 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 19 day of July, 2007.

Glenna R. Gant
notary public

My commission expires: January 24, 2009

GLENNA R. GANT STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

ADDRESS NEW OWNER:	MAP/PARCEL NUMBER:
CIARA M. SHAVER AND AARON SHAVER	MAP & PARCEL NO. 11503002500
745 BROOK HOLLOW ROAD	
NASHVILLE, TN 37205	
SEND TAX BILLS TO:	
SUNTRUST MORTGAGE, INC.	
P.O. BOX 57028	
IRVINE, CA 92619	

STATE OF TENNESSEE :
COUNTY OF _____ :

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

AFFIANT

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

Kristina Marie Wall
NOTARY PUBLIC

MY COMMISSION EXPIRES: January 12, 2010

KRISTINA MARIE WALL STATE OF TENNESSEE NOTARY PUBLIC MONTGOMERY COUNTY

EXHIBIT 'A'

Land in Davidson County, Tennessee, being Lot No. 95 on the plan of Brooke Meade, Section II, of record in Book 2133, page 76, and amended in Book 8066, page 936, said Register's Office.

BEING the same property conveyed Ruby Martin, a widow, by Warranty Deed from Mark L. Smith and wife, Neuzi Camara Smith, of record in Instrument Number 20030903-0127548, Register's Office for DAVIDSON County, Tennessee. The said Ruby Martin having since died on January 17, 2007, unmarried and testate, and by her Last Will and Testament filed on January 31, 2007, in the Seventh Circuit Court, Davidson County, Tennessee, the deceased gave specific authority to the Personal Representative, Pamela Marable Bowman, the Grantor herein, to sell real property.

Being further conveyed to Ciara M. Shaver and Aaron Shaver, wife and husband, by Warranty Deed of record in Instrument Number 20070510-0056320, 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-PARCEL NO. 11503002500).
2. All matters as set forth on the Plat of record in Book 2133, page 76, and amended in Book 8066, page 936, said Register's Office, including any and all setback lines, easements, notes, restrictions, etc., as may be shown thereon.

3. Restrictive Covenants contained in instrument of record in Book 2204, page 349, and Book 2881, page 323, Register's Office for DAVIDSON County, Tennessee.

4. Easement for Sanitary Sewers and/or Storm Drainage, of record in Book 4356, page 519, Register's Office for DAVIDSON County, Tennessee.