Davidson County DEEDWARR
Recvd: 08/08/07 13:38 3 pgs
Fees:17.00 Taxes:0.00
20070808-0094966

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 3 day of July, 2007, by and between **JAMES HENRY GRAVES, MARRIED, JUDY ELAINE GRAVES, UNMARRIED, MARY ANN GRAVES DUDLEY, UNMARRIED,** hereinafter called '**GRANTORS**, and **JUDYTH JONES, MARRIED,** hereinafter called '**GRANTEE**'.

W I T N E S S E T H:

THAT WHEREAS, by a Warranty Deed, of record in Instrument Number 20070521-0059981, Register's Office for DAVIDSON County, Tennessee, **GRANTORS** conveyed a certain tract of land in DAVIDSON County, Tennessee to **GRANTEE**; 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 **GRANTORS**, 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, **JAMES HENRY GRAVES, MARRIED, JUDY ELAINE GRAVES, UNMARRIED, MARY ANN GRAVES DUDLEY, UNMARRIED, AS GRANTORS**, do hereby bargain, sell, transfer and convey unto **JUDYTH JONES, MARRIED**, hereinafter referred to as **GRANTEE,** her 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 **GRANTORS** 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 4912 Clarksville Hwy., Whites Creek, TN 37189

TO HAVE AND TO HOLD said land, with the appurtenances, hereditaments, estate, title and interest unto **GRANTEE**, her successors, heirs and assigns forever. The **GRANTORS** covenant and agree with the said GRANTEE that GRANTORS are lawfully seized and possessed of the said real estate, and that GRANTORS have a good and lawful right to sell the same. The GRANTORS further covenant that the same is unencumbered except as otherwise set forth on Exhibit "B".

GRANTORS further covenant and bind, themselves and their successors, heirs and assigns, to warrant and forever defend the title to said **GRANTEE**, her successors, heirs and assigns, against the lawful claims of all person whomsoever.

James Henry Graves, the Grantor herein, hereby certifies the subject property is not marital property and his spouse has no interest whatsoever in said property, marital or otherwise.

WITNESS THE hands and seals of the GRANTORS and GRANTEE on this the ____ day of _____, 2007.

James Henry Graves
JAMES HENRY GRAVES, GRANTOR

Judyth Jones
JUDYTH JONES, GRANTEE

Judy Elaine Graves
JUDY ELAINE GRAVES, GRANTOR

Mary Ann Graves Dudley by Judy Elaine Graves an attorney in fact
MARY ANN GRAVES DUDLEY, GRANTOR

STATE OF TENNESSEE :
COUNTY OF DAVIDSON :

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JAMES HENRY GRAVES, 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 3rd day of June, 2007.

Denise C. Allis
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, JUDY ELAINE GRAVES, 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 Madison TENNESSEE, on this the 29 day of June, 2007.

Denise C. Allis
notary public

My commission expires: 5/24/2008

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

ATTORNEY IN FACT
STATE OF TENNESSEE :
COUNTY OF DAVIDSON :

On this 29 day of June, 2007 before me personally appeared **JUDY ELAINE GRAVES**, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of **MARY ANN GRAVES DUDLEY**, and acknowledged that she executed the same as the free act and deed of the said **MARY ANN GRAVES DUDLEY**, pursuant to that certain Limited Power of Attorney, of record in Instrument Number 200705210059980, Register's Office for Davidson County, Tennessee.

Witness my hand, at Madison, Tennessee, this 29 day of June, 2007.

Denise C. Allis
NOTARY Public
Commexp 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, JUDYTH JONES, 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 Madison, TENNESSEE, on this the 29 day of June, 2007.

Denise C. Allis
notary public

My commission expires: 5/24/2008

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

EXHIBIT 'A'

Beginning at an existing iron pin on the north margin of Clarksville Highway, same being the southwest corner of Phyllis Tarkington as of record in Book 4929, Page 286, Register's Office for Davidson County, Tennessee; thence, with said margin North 54 deg. 19' 50" W a distance of 447.70' to a point; thence with a curve turning to the right with an arc length of 151.24' with a radius of 3785.00', with a chord bearing of N 53 deg. 11' 09" W, with a chord length of 151.23' to an existing iron pin, the same being the southeast corner of Donna Cozart as of record in Instrument 20051121014036l, Register's Office for Davidson County, Tennessee; thence with said Cozart N 31 deg. 28' 20" E a distance of 465.61' to an existing iron pin and thence N 16 deg. 14' 27" E a distance of 298.64' to a new iron pin; thence severing the remaining portion of the property of Fred Graves as of record in Book 3848, Page 597, R.O.D.C., S 19 deg. 57' 27" E a distance of 543.89' to an existing iron pin the same being the northwest corner of Tarkington; thence with said Tarkington S 03 deg. 00' 00" W a distance of 525.00' to an existing iron pin which is the point of beginning, having an area of 261361.0 square feet, 6.0 acres more or less.

BEING a portion of the same property conveyed to Fred R. Graves and wife, Mattie Lou Graves, by Warranty Deed from Fred R. Graves, of record in Record Book 3848, page 597, Register's Office for Cheatham County, Tennessee. The said Fred R. Graves having since died on 1/08/68, and property vested, by operation of law, in his surviving spouse, Mattie Lou Graves. Mattie Lou Graves having since died on July 10, 2006, testate and unmarried, and by her Last Will and Testament filed in the Seventh Circuit Court for Davidson County, Tennessee, Pro bate Division, Docket # 06P-1224, property was devised unto her 3 children, James Henry Graves, Mary Ann Graves Dudley and Judy Elaine Graves, the Grantors herein.

Being further conveyed to Judyth Jones, married, by Warranty Deed of record in Instrument Number 20070521-0059981, 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 48, P/O PARCEL 035.00).

2. Easement to Metropolitan Government of Nashville and Davidson County, Tennessee, of record in Book 7461, page 817, Register's Office for DAVIDSON County, Tennessee.

3. Subject to rollback taxes under the Greenbelt assessment as per T.C.A. 67-5-1001, et seq.

4. Greenbelt Assessment Application of record in Book 8858, Page 977, said Register's Office.

ADDRESS NEW OWNER:	**MAP/PARCEL NUMBER:**
ANN MARIE DENNY AND GRANT F. DENNY, JR.	MAP 042-14, PARCEL 82
418 WESTCHESTER DRIVE	
MADISON, TN 37115	
SEND TAX BILLS TO:	
FREEMAN WEBB MORTGAGE CORP.	
555 GREAT CIRCLE RD.	
NASHVILLE, TN 37228	

STATE OF TENNESSEE
COUNTY OF Davidson

THERE IS NO MONETARY CONSIDERATION WHATSOEVER FOR THIS TRANSFER, this 3rd DAY OF July, 2007.

AFFIANT

SWORN TO AND SUBSCRIBED BEFORE ME THIS 3 DAY OF JUNE, 2007.

NOTARY PUBLIC

MY COMMISSION EXPIRES: 5/24/2008

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