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

Davidson County DEEDWARR
Recvd: 08/08/07 13:38 3 pgs
Fees:17.00 Taxes:0.00
20070808-0094967

DEED OF CORRECTION

THIS DEED OF CORRECTION is made and entered into on this the 13th day of July, 2007, by and between **HELEN P. NEELEY, UNMARRIED,** hereinafter called '**GRANTOR**, and **ANN MARIE DENNY AND GRANT F. DENNY, JR., WIFE AND HUSBAND,** hereinafter called '**GRANTEES**'.

W I T N E S S E T H:

THAT WHEREAS, by a Warranty Deed, of record in Instrument Number 20070516-0058739, 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, **HELEN P. NEELEY, UNMARRIED, AS GRANTOR**, does hereby bargain, sell, transfer and convey unto **ANN MARIE DENNY AND GRANT F. DENNY, JR., 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 418 Westchester Drive, Madison, TN 37115

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.

WITNESS THE hands and seals of the GRANTOR and GRANTEES on this the 13th day of July, 2007.

X _____
HELEN P. NEELEY, GRANTOR

Ann Marie Denny
ANN MARIE DENNY, GRANTEE

Grant F Denny Jr.
GRANT F. DENNY, JR., GRANTEE

STATE OF TENNESSEE :
COUNTY OF DAVIDSON :

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, HELEN P. NEELEY, 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 9th 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, ANN MARIE DENNY AND GRANT F. DENNY, JR., 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 Madison, TENNESSEE, on this the 13th day of ~~June~~ July, 2007.

_____
notary public

My commission expires: 5/24/2008

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

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 13th DAY OF July, 2007.

_____
AFFIANT

SWORN TO AND SUBSCRIBED BEFORE ME THIS 13 DAY OF ~~JUNE~~ 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. 2 on the Plan of Section I, Blair Estates, of record in Book 2663, Page 24, Register's Office for said County, as follows:

Beginning at a point in the east margin of Holiday Drive at the corner of Lots Nos. 1 and 2; thence with the line between said lots, easterly 213.66 feet to a point; thence southerly 28 feet to a point; thence easterly 100 feet to a corner of Lot No. 3; thence with the line between Lots Nos. 2 and 3, southerly 179.39 feet to the north margin of Westchester Drive; thence with the margin of the same, westerly 217.86 feet to the beginning of a curve; thence around said curve, northwesterly 44.15 feet to the east margin of Holiday Drive; thence with the margin of the same, 95.3 feet to the point of beginning.

Included in the foregoing description but excluded from the property owned by Raymond Neal Denny and wife, Billie Denny is a 0.02 acre tract awarded to the State of Tennessee Department of Highways by decree of record in Book 3844, page 796, Register's Office for Davidson County, Tennessee.

BEING the same property conveyed HELEN P. NEELEY, by Quitclaim Deed from Helen Eileen Gross, of record in Book 9521, Page 366, Register's Office for DAVIDSON County, Tennessee.

Being further conveyed to Ann Marie Denny and Grant F. Denny, Jr., wife and husband, by Warranty Deed of record in Instrument Number 20070516-0058739, 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 042-14, PARCEL 82).

2. All matters as set forth on the Plat of record in Book 2663, page 24, said Register's Office, including any and all setback lines, easements, notes, restrictions, etc., as may be shown thereon.

3. Restrictions of record in Book 2830, page 67, Register's Office for DAVIDSON County, Tennessee.

4. Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage to Metropolitan Government of Nashville and Davidson County, Tennessee, of record in Book 5642, page 277, Register's Office for DAVIDSON County, Tennessee.

5. Ingress-Egress Easement of record in Instrument Number 20011102-0119954, Register's Office for DAVIDSON County, Tennessee.