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

Davidson County DEEDWARR
Recvd: 08/28/07 10:09 4 pgs
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20070828-0103024

DEED OF CORRECTION

THIS DEED OF CORRECTION is made and entered into on this the 15th day of August, 2007, by and between **HENRY R. SNEED, UNMARRIED,** hereinafter called '**GRANTOR**, and **CLAUDE E. WAIR, UNMARRIED, AND KARREN L. SCOTT, MARRIED, AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP,** hereinafter called '**GRANTEES**'.

W I T N E S S E T H:

THAT WHEREAS, by a Warranty Deed, of record in Instrument Number 20061031-0135173, Register's Office for Davidson County, Tennessee, **GRANTOR** conveyed a certain tract of land in Davidson County, Tennessee to **GRANTEE**; and

WHEREAS, by inadvertence and mistake, the legal description contained an incorrect call, and

WHEREAS, the parties hereto have mutually agreed to correct said error in the legal description.

NOW, THEREFORE, the **GRANTOR**, for the purpose of correcting said error and FOR AND IN CONSIDERATION OF THE SUM OF TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid and other good and valuable considerations, the receipt and sufficiency of which are hereby expressly acknowledged, has this day bargained and sold, and does hereby transfer and convey unto the said **GRANTEES, CLAUDE E. WAIR, UNMARRIED AND KARREN L. SCOTT, MARRIED, AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP,** their successors, heirs and assigns, certain real estate 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 any easements and rights-of-way adjoining or abutting said real estate and any covenants and other rights appurtenant thereto (the "Property"). This conveyance of the "Property", and all covenants and warranties contained herein, are made expressly subject to the exceptioins and other matters set forth in Exhibit "B", which is attached hereto and incorporated herein by reference.

This is unimproved property known as Baxter Road, Joelton, Tennessee 37080.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said **GRANTEE**, their successors, heirs and assigns forever, **GRANTOR** covenants that he is lawfully seized and possessed of said real estate in fee simple,

has a good right to convey it, and that the same is unencumbered except to the extent otherwise set forth herein.

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

WITNESS THE hands and seals of the GRANTOR and GRANTEES on this the 14th day of August, 2007.

HENRY R. SNEED, GRANTOR

CLAUDE E. WAIR, GRANTEE

KARREN L. SCOTT, GRANTEE

STATE OF TENNESSEE :
COUNTY OF Tennessee :

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, HENRY R. SNEED, UNMARRIED, 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 Nashville, Tennessee, on this the 14th day of August, 2007.

notary public

My commission expires: My Commission Expires May 23, 2009

EVELYN ETHERIDGE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN

STATE OF TENNESSEE :
COUNTY OF _____ :

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, CLAUDE E. WAIR, UNMARRIED, 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 _____, TENNESSEE, on this the _____ day of _____, 2007.

notary public

My commission expires:_____

STATE OF TENNESSEE :
COUNTY OF _____ :

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, UNMARRIED, 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 _____, TENNESSEE, on this the _____ day of _____, 2007.

notary public

My commission expires:_____

has a good right to convey it, and that the same is unencumbered except to the extent otherwise set forth herein.

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

WITNESS THE hands and seals of the GRANTOR and GRANTEES on this the 15th day of August, 2007.

HENRY R. SNEED, GRANTOR

Claude E. Wair
CLAUDE E. WAIR, GRANTEE

Karen L. Scott
KARREN L. SCOTT, GRANTEE

STATE OF TENNESSEE :
COUNTY OF _____ :

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, HENRY R. SNEED, UNMARRIED, 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 _____, Tennessee, on this the _____ day of _____, 2007.

notary public

My commission expires:_____

STATE OF TENNESSEE :
COUNTY OF Davidson :

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, CLAUDE E. WAIR, UNMARRIED, 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 Dalton, TENNESSEE, on this the 15th day of August, 2007.

Howard M. Skipworth
notary public

NOTARY PUBLIC AT LARGE DAVIDSON CO. TENN.
MY COMMISSION EXP. JANUARY 26, 2008

My commission expires:_____

STATE OF TENNESSEE :
COUNTY OF _____ :

Personally appeared before me, the undersigned, a Notary Public in and for said County and State **Karren L. Scott, unmarried** 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 Dalton, TENNESSEE, on this the 15th day of August, 2007.

Howard M. Skipworth
notary public

NOTARY PUBLIC AT LARGE DAVIDSON CO. TENN.
MY COMMISSION EXP. JANUARY 26, 2008

My commission expires:_____

EXHIBIT 'A'

Being a tract of land in the 14th Civil District of Davidson County, Tennessee, described according to a survey by Jeffrey Patrick Chandler, RLS No. 2353, 3421 Cooper Nicholson Rd., described as follows:

Beginning at a point in the center line of Baxter Road being the common corner of Fred Carney as of record in Instrument Number 20020408-0042567, R.O.D.C., thence with said Carney passing an iron pin at 25' from said center line Carney S 16 degrees 25' 04" W a distance of 1075.89' to an iron pin being the common corner of previously mentioned Carney and in the line of Fred Carney as of record in Deed Book 9565, Page 600, R.O.D.C.; thence with said Carney S 73 degrees 29' 13" W a distance of 103.00' to an iron pin; thence continuing with Carney; thence N 68 degrees 00' 47" W a distance of 112.69' to an iron pin being the common corner of tract 2; thence with said tract 2 N 16 degrees 25' 04" E a distance of 1124.89' to a point in the center line of Baxter Road and the common corner of tract 2 passing an iron pin at 25' from the center of the road; thence with said center line S 72 degrees 26' 39" E a distance of 198.64' to a point which is the point of beginning, having an area of 222156.00 square feet, 5.1 acres more or less.

BEING the same property conveyed to CLAUDE E. WAIR, UNMARRIED, and KARREN L. SCOTT, MARRIED, AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP, by Warranty Deed from Henry R. Sneed, unmarried, of record in Instrument Number 20061031-0135173, Register's Office for DAVIDSON County, Tennessee.

EXHIBIT "B"

1. All REAL PROPERTY taxes for the year 2007 and subsequent years, A LIEN, not yet due and payable (Map 8, Parcel 151).

2. All REAL PROPERTY taxes for the year 2007 and subsequent years, A LIEN, not yet due and payable (Map 8, Parcel 152).

3. All REAL PROPERTY taxes for the year 2007 and subsequent years, A LIEN, not yet due and payable (Map 8, Parcel 78.01)

4. Subject to Governmental zoning, building and subdivision laws, ordinanaces and regulations.

5. Easements of record in Book 7443, page 314, and Book 7443, Page 961, and Book 7442, Page 760, Register's Office for DAVIDSON County, Tennessee.

6. Right of Way of record in Book 2106, Page 239, Register's Office for DAVIDSON County, Tennessee.

7. Easement for the flow of the waters of Long Creek and the rights of the public therein and rights of upper and lower riparian owners to the flow of the waters of Long Creek, free from dominution or pollution.

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR
PRINTING IN THIS DOCUMENT
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