Corrective Warranty Deed
20040329-0035200

RECORD AND RETURN TO;
SATURN & MAZER TITLE SERVICES, INC
212 THIRD AVE. NORTH
NASHVILLE, TN 37201
SP42856

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 09/10/07 16:10 2 pgs
Fees:12.00 Taxes:0.00

20070910-0108664

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $31,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24 DAY OF August

Notary Public

MY COMMISSION EXPIRES: 3-21-09

PAMELA SEYMORE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
Saturn and Mazer Title Services, Inc., 212 Third Avenue, North, Nashville, TN 37201

ADDRESS OF NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ponddigger Properties, LLC	SAME	68-30
P. O. Box 363		13d 44085
Brentwood, TN 37024		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE,

Kenneth N. Dunn and wife, Laurie J. Dunn

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Ponddigger Properties, LLC

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

A triangular piece of property bounded on the North by Ashland City Highway, on the South by Amy Lynn Drive, and on the West by Map 68, parcel 29, containing 1.71 acres, more or less.

Being the same property conveyed to Kenneth N. Dunn and wife, Laurie J. Dunn, as tenants-by-the entirety, by Quitclaim Deed from Myrtle G. Walker of record in Book 11000, page 333, Register's Office for Davidson County, Tennessee and being the same property conveyed to Hoyt T. Walker (deceased) and wife, Myrtle Walker, by deed from Mrs. Helen E. Johnson and husband, Robert L. Johnson, of record in Deed Book 1077, page 349, Register's Office for Davidson County, Tennessee.

This instrument is being recorded for the purpose of correcting the legal description of the deed in Instrument No.: 20040329-0035200, said Register's Office.

RECORDING TAXES WERE PAID WITH THE RECORDING OF 20040329-0035200.

Unimproved (X)
This is improved ( ) property known as Lot -Ashland City Highway/Old Hydes Ferry Pike, Nashville, TN 37218

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever, and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my/our hand(s) this day of

Kenneth N. Dunn

Laurie J. Dunn

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned authority, a Notary Public in and for said County, and State the within named Kenneth N. Dunn and wife, Laurie J. Dunn, the bargainor(s) with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged the execution of the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 24th day of August, 2007

Notary Public

My Commission Expires: 3-21-09

PAMELA SEYMORE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.