Davidson County DEEDQC
Recvd: 10/10/07 09:36 3 pgs
Fees:17.00 Taxes:0.00

20071010-0120419

After Recording Return To:

Lenders First Choice
1785 Voyager Street
Suite 100
Simi Valley, CA 93063
W1-20612763

This Instrument Prepared under the supervision of:
M. Powell, Esquire BOPR# 5372
By Law's Specialty Group, Inc.
235 West Brandon Blvd., #191
Brandon, Florida 33511
(866) 755-6300

Map & Parcel:
08414018700

CORRECTIVE QUIT CLAIM DEED

(This deed is being executed to correct a scrivener's error in the middle initial of the vested party's name)

New Owner/ Property Being Conveyed
Robert Marshall Stewart
Peggy O. Stewart
205 Cottage Lane
Nashville, TN 37214

Send Tax Bills To:
New Owner

Mail Tax Statement To:
New Owner

THIS INDENTURE, made this 21 day of September, 2007, between ROBERT MARSHALL STEWART and PEGGY O. STEWART, (*incorrectly vested as Peggy "H." Stewart in deed dated March 4, 1965, Recorded March 8, 1965, Book 3867, Page 594)*, hereinafter referred to as "Party of the First Part" and ROBERT MARSHALL STEWART and PEGGY O. STEWART, husband and wife, as tenants by the entirety, hereinafter referred to as "Party of the Second Part."

WITNESSETH

That the said Party of the First Part, for and in consideration of the sum of Ten Dollars ($10.00) and other good and valuable consideration in hand paid by the said Party of the Second Part, the receipt of which is hereby acknowledged, has bargained, sold, remised, released and QUIT-CLAIMED, and, does hereby bargain, sell remise, release and QUIT-CLAIM unto the said Party of the Second Part, the following described premises, to wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 53 ON THE MAP OF DONELSON MEADOWS, AS OF RECORD IN BOOK 1835, PAGE 35, REGISTER'S OFFICE FOR SAID COUNTY.

SAID LOT NO. 53 FRONTS 83 FEET ON THE EASTERLY SIDE OF COTTAGE LANE AND RUNS BACK 179.8 FEET ON THE NORTHERLY LINE AND 180 FEET ON THE SOUTHERLY LINE TO A DEAD LINE, MEASURING 83 FEET THEREON.

P.O.S.

BEING THE SAME PROPERTY CONVEYED TO ROBERT MARSHALL STEWART AND WIFE, PEGGY H. STEWART, BY DEED DATED MARCH 4, 1965, RECORDED MARCH 8, 1965, BOOK 3867, PAGE 594, DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS MADE SUBJECT TO ALL RESTRICTIONS, EASEMENTS, RIGHTS OF WAY, COVENANTS AND CONDITIONS CONTAINED IN THE DEEDS FORMING THE CHAIN OF TITLE TO THIS PROPERTY.

PROPERTY ADDRESS: 205 Cottage Lane, Nashville, TN 37214

The legal description was obtained from a previously recorded instrument.

EDDIE N. MORTHEL STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

IN WITNESS WHEREOF, the said Party of the First Part has hereunto set hand and seal the day and year first above written.

Robert Marshall Stewart
ROBERT MARSHALL STEWART

STATE OF TENNESSEE }
COUNTY OF Davidson }

On this 21 day of September, 2007, before me personally appeared **ROBERT MARSHALL STEWART**, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument and acknowledged that he executed the same as his free act and deed.

Eddie N. Morthel
NOTARY PUBLIC

I hereby swear or affirm that the actual consideration or true value of this transfer, whichever is greater, is $0.00.

Robert Marshall Stewart
ROBERT MARSHALL STEWART

Subscribed and sworn to before me Eddie N. Morthel
this the 21 day of September, 2007.

Eddie N. Morthel
NOTARY PUBLIC My Commission expires: 10-12-2008

EDDIE N. MORTHEL STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

*This Deed may be signed in one or more **counterparts** with the same force and effect as if all required **signatures** were performed at the same time. One Grantor appears on this page, subsequent Grantor's signature appears on the following page, individually.*

IN WITNESS WHEREOF, the said Party of the First Part has hereunto set a hand and seal the day and year first above written.

Peggy O. Stewart
PEGGY O. STEWART

EDDIE N. MORTHEL
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

On this 21 day of September, 2007, before me personally appeared **PEGGY O. STEWART**, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument and acknowledged that she executed the same as her free act and deed.

Eddie N. Morthel
NOTARY PUBLIC

I hereby swear or affirm that the actual consideration or true value of this transfer, whichever is greater, is $0.00.

Peggy O. Stewart
PEGGY O. STEWART

Subscribed and sworn to before ~~me~~
this the 21 day of September, 2007.

Eddie N. Morthel
NOTARY PUBLIC My Commission expires: 10-12-2008

*This Deed may be signed in one or more **counterparts** with the same force and effect as if all required **signatures** were performed at the same time. This is the final Grantor and the end of this document.*

The preparer has not had any contact with the Grantor(s) nor Grantee(s) herein No title search was performed on the subject property by the preparer. The preparer of this deed makes no representation as to: the status of the title; property use; any zoning regulations concerning described property herein conveyed; or any matter except the validity of the form of this instrument. Information herein was provided to preparer by Grantor/Grantee and /or their agents, no boundary survey was made at the time of this conveyance. **PREPARER NOT RESPONSIBLE FOR CLOSING.**

EDDIE N. MORTHEL
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY