Davidson County DEEDQC
Recvd: 10/16/07 11:29 3 pgs
Fees:17.00 Taxes:0.00
20071016-0122581

THIS INSTRUMENT WAS PREPARED BY:
J. Blake Freeman, Attorney at Law
51 Century Boulevard, Suite 110
Nashville, TN 37214-3614

CORRECTION OF QUITCLAIM DEED

Map/Parcel: 00600015800

WHEREAS, by a quitclaim deed of record in Instrument No. 20050927-0115711, Register's Office for Davidson County, Tennessee, Ward S. Oakley, Jr. and wife, Nancy E. Oakley, ("Grantor") conveyed a certain tract of land in Davidson County, Tennessee, to **Ward S. Oakley, Sr. and wife, Leone T. Oakley**, ("Grantee"); and

WHEREAS, by inadvertance and mutual mistake, said deed contained an error in that the Map and parcel number was given as Map 060.00-0, parcel 090.00. The correct map and parcel as shown by the Davidson County Tax Assessor's Office is: 00600015800.

WHEREAS, the Grantee has requested the Grantor to correct said error, and said Grantor has agreed to do so.

NOW THEREFORE, the Grantor, Ward S. Oakley, Jr. and wife, Nancy E. Oakley, for the purpose of correcting said error and in consideration of the sum of Ten and 00/100 ($10.00) Dollars, cash in hand paid, the receipt and sufficiency of which is hereby acknowledged , has bargained and sold and by these presents does transfer and convey unto the said Grantee, Ward S. Oakley, Sr. and wife, Leone T. Oakley, their heirs and assigns, a certain tract of land in Davidson County, Tennessee, described as follows:

SEE ATTACHED LEGAL DESCRIPTION

TO HAVE AND TO HOLD said land, together with all of the appurtenances, estate, title and interest thereto belonging to said Grantee, their heirs and assigns, in fee simple forever, and Grantor does hereby reaffirm and ratify all covenants, warranties and stipulations made and provided in said deed of record in Instrument No. 20050927-0115711, Register's Office for Davidson County, Tennessee, and the entire contents, thereof except for the incorrect description, as fully and effectively as if the entire instrument were copied herein verbatim containing the correct description, and said instrument is accordingly incorporated herein by reference.

IN WITNESS WHEREOF, the said parties hereto have hereunto set their signatures on this the 10 day of October, 2007.

GRANTORS:

Ward S. Oakley, Jr.

Nancy E. Oakley

EXHIBIT "A"

LEGAL DESCRIPTION ATTACHMENT

Land lying in the 10th Councilmanic District of Davidson County, Tennessee, being Tract No. 3, a portion of the Glen Rager Property as recorded in Deed Book 5199, page 304, R.O.D.C., TN, more particularly described as follows:

Beginning at an iron rod in the center of an Ingress-Egress Easement, said point being the Southwest corner of the Robert L. Walker Property, Tax Map 6, Parcel 105, Tax Assessors Office for Davidson County, TN, as recorded in Deed Book 6285, page 138, Register's Office for Davidson County, TN; thence, along said easement South 74 degrees 26 minutes 42 seconds West, 226.09 feet to an iron rod in the South line of Tract No. 4, this being the Anthony Heath Property as recorded in Deed Book 10413, page 973, Register's Office for Davidson County, TN; thence, South 74 degrees 26 minutes 42 seconds West, 101.79 feet to an iron rod; thence, South 74 degrees 26 minutes 42 seconds West, 65.71 feet to an iron rod, this being the Southwest corner of this herein described Tract No. 3; thence, North 45 degrees 41 minutes 06 seconds West, 384.93 feet to an iron rod; thence, North 61 degrees 22 minutes 17 seconds West, 442.68 feet to an iron rod in the East line of Parcels No. 75, 76 & 11 of same Tax Map; thence, North 32 degrees 00 minutes 00 seconds East, 522.51 feet to an iron rod, this being the most Northerly corner of this herein described Tract No. 3; thence, South 21 degrees 25 minutes 31 seconds, 500.00 feet to an iron rod; thence, South 59 degrees 05 minutes 43 seconds East, 655.12 feet to the point of beginning, containing 5.32 acres more or less.

Being the same property conveyed to Ward S. Oakley, Jr. and wife, Nancy E. Oakley, by deed of record in Instrument No. 20030218-0020840, Register's Office for Davidson County, Tennessee.

STATE OF NORTH CAROLINA MOORE COUNTY ss:

On this 11 day of October, 2007, before me personally appeared Ward S. Oakley, Jr. and wife, Nancy E. Oakley, to me known (or proved to me on the basis of satisfactory evidence) to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

Witness my hand and official seal.

Jane E. Peace
Notary Public

My Commission Expires: MARCH 27, 2010

JANE E. PEACE NOTARY PUBLIC COUNTY OF MOORE, NC

STATE OF NORTH CAROLINA Moore COUNTY ss:

The actual consideration or value, whichever is greater, for this transfer is $-0-.

Nancy E Oakley
Affiant

Subscribed and sworn to before me this 11 day of October, 2007.

JANE E. PEACE NOTARY PUBLIC COUNTY OF MOORE, NC

Jane E. Peace
Notary Public

My Commission Expires 3-27-2010

Send tax bills to + new owner:

WARD S. OAKLEY & Nancy T. Oakley
309 Raintree Dr
Hendersonville, TN 37075