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

Davidson County DEEDWARR
Recvd: 10/22/07 10:54 3 pgs
Fees:17.00 Taxes:0.00
20071022-0124673

DEED OF CORRECTION

THIS DEED OF CORRECTION is made and entered into on this the 24th day of August, 2007, by and between **GEORGE PENN, MARRIED,** hereinafter called '**GRANTOR**, and **TODD MINGLE, MARRIED,** hereinafter called '**GRANTEE**'.

WITNESSETH:

THAT WHEREAS, by a Warranty Deed, of record in Instrument Number 20070503-0052964, 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, 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, **GEORGE PENN, MARRIED, AS GRANTOR**, does hereby bargain, sell, transfer and convey unto **TODD MINGLE, MARRIED**, hereinafter referred to as **GRANTEE,** his 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 3520 Seneca Forest, Nashville, TN 37217

TO HAVE AND TO HOLD said land, with the appurtenances, hereditaments, estate, title and interest unto **GRANTEE**, his successors, heirs and assigns forever. The **GRANTOR** covenants and agrees with the said GRANTEE 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, themselves and their successors, heirs and assigns, to warrant and forever defend the title to said **GRANTEE**, his successors, heirs and assigns, against the lawful claims of all person whomsoever.

WITNESS THE hands and seals of the GRANTOR and GRANTEE on this the 24th day of August, 2007.

GEORGE PENN, GRANTOR

TODD MINGLE, GRANTEE

STATE OF TENNESSEE :
COUNTY OF DAVIDSON :

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, GEORGE PENN, 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 Collierville, Tennessee, on this the 20th day of Aug, 2007.

notary public

My commission expires: Sept 16 2009

LANETTA BOWEN STATE OF TENNESSEE NOTARY PUBLIC SHELBY COUNTY

STATE OF TENNESSEE :
COUNTY OF Shelby :

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, TODD MINGLE, 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 Madison, TENNESSEE, on this the 24th August dca day of ~~June~~, 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:**
TODD MINGLE	MAP 136.100/B, PARCEL 018.00 CO
425 E. OLD HICKORY BLVD.	
MADISON, TN 37115	
SEND TAX BILLS TO:	
SAME	

STATE OF TENNESSEE :
COUNTY OF Davidson :

THERE IS NO MONETARY CONSIDERATION WHATSOEVER FOR THIS TRANSFER, this 24 DAY OF August, 2007.

AFFIANT

SWORN TO AND SUBSCRIBED BEFORE ME THIS 24 DAY OF ~~JUNE~~ August dca, 2007.

NOTARY PUBLIC

MY COMMISSION EXPIRES: 5/24/2008

DENISE C ALLIS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE

EXHIBIT 'A'

Being Lot No. 43, Unit 43 Condominium Site Plat of Lots 15-20, 41-56 of Section Four, Priest Lake Forest of record in Plat Book 5200, Page 573, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

BEING the same property conveyed to GEORGE PENN, by Warranty Deed from John D. Denton, of record in Instrument Number 20040921-0113676, Register's Office for DAVIDSON County, Tennessee.

Being the same property further conveyed to Todd Mingle, married, by Warranty Deed of record in Instrument Number 20070503-0052964, 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 136.100/B, PARCEL 018.00CO).
2. All of the terms, conditions and provisions of the Tennessee Horizontal Property Act, as set forth in T.C.A. 66-27-101, et seq.

3. Covenants, restrictions, easements, reservations and interest in favor of other unit owners and all sewer, water, electric, telephone and other utility easements now or hereafter established and all other terms and conditions as may be set forth in the Master Deed of Priest Lake Forest appended thereto, of record in Book 5931, Page 645, Book 6021, Page 101; Book 6021, Page 102; Book 6106, Page 610; Book 6145, Page 435, as amended in Book 6124, Page 956 and Book 6199, Page 270, Register's Office for DAVIDSON County, Tennessee.

4. By-Laws of Priest Lake Forest, of record in Book 5383, page 314, said Register's Office.