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

Davidson County DEEDWARR
Recvd: 11/01/07 14:42 3 pgs
Fees:17.00 Taxes:0.00
20071101-0129075

DEED OF CORRECTION

THIS DEED OF CORRECTION is made and entered into on this the 16th day of October, 2007, by and between **THE FRANK L. WALDEN REVOCABLE LIVING TRUST U/T/A DATED 2-22-2002, FRANK L. WALDEN, TRUSTEE,** hereinafter called '**GRANTOR**, and **JUAN PAREDES, A MARRIED MAN,** hereinafter called '**GRANTEE**'.

WITNESSETH:

THAT WHEREAS, by a Warranty Deed, of record in Instrument Number 20070612-0070152, 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, **THE FRANK L. WALDEN REVOCABLE LIVING TRUST U/T/A DATED 2-22-2002, FRANK L. WALDEN, TRUSTEE, AS GRANTOR**, does hereby bargain, sell, transfer and convey unto **JUAN PAREDES, A MARRIED MAN**, 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 150 Harris Street, Madison, TN 37115.

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, himself and his 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 16th day of October, 2007.

THE FRANK L. WALDEN REVOCABLE LIVING TRUST U/T/A DATED 2-22-2002

Frank L Walden Trustee
FRANK L. WALDEN, TRUSTEE, GRANTOR

JUAN PAREDES, GRANTEE

STATE OF TENNESSEE :
COUNTY OF DAVIDSON :

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, FRANK L. WALDEN, TRUSTEE OF THE FRANK L. WALDEN REVOCABLE LIVING TRUST U/T/A DATED 2-22-2002, 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 13th day of [illegible], 2007.

notary public

My commission expires: 5/24/2008

STATE OF TENNESSEE :
COUNTY OF DAVIDSON :

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JUAN PAREDES, the within named bargainor with whom I am personally acquainted (or who proved TO ME upon satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Madison, TENNESSEE, on this the 16th day of October, 2007.

notary public

My commission expires: 5/24/2008

ADDRESS NEW OWNER:	**MAP/PARCEL NUMBER:**
JUAN PAREDES	MAP 52-01, PARCEL 21.00
150 HARRIS STREET	
MADISON, TN 37115	
SEND TAX BILLS TO:	
JUAN PAREDES	
150 HARRIS STREET	
MADISON, TN 37115	

Notary Seal present,
but could not be reproduced.

Bill Garrett
Davidson County Register of Deeds

STATE OF TENNESSEE :
COUNTY OF Davidson

THERE IS NO MONETARY CONSIDERATION WHATSOEVER FOR THIS TRANSFER, this 16th DAY OF October, 2007.

AFFIANT

SWORN TO AND SUBSCRIBED BEFORE ME THIS 16 DAY OF October, 2007.

NOTARY PUBLIC

MY COMMISSION EXPIRES: 5/24/2008

EXHIBIT 'A'

Land in Davidson County, Tennessee, being Lot No. 70, on the plan of Madison Realty Company's Subdivision, of record in Plat Book 547, Page 164, of the Register's Office of Davidson County, Tennessee. Also being the Westerly half of Brooks Avenue, as was closed by Bill 088-493 and being Described as:

Beginning at an iron pin at the Southerly right-of-way Harris Street, and being the Northwest corner of this tract. THENCE; With the Westerly line of Lot No. 70 190.00' to an iron pin at a fence corner, THENCE; Easterly 75.00' to an iron pin. THENCE; Northerly 190.00' to an iron pin in the Southerly right-of-way of Harris Street. THENCE; With the Southerly margin of Harris Street 75.0' to the point of beginning containing 0.327 acres more or less, according to a survey prepared by Benny M. Cantrell, TN RLS # 1638.

BEING the same property conveyed to THE FRANK L. WALDEN REVOCABLE LIVING TRUST, by Warranty Deed from JOSEPHINE O. BELCHER, UNMARRIED, of record in Instrument Number 20040127-0010426, Register's Office for DAVIDSON County, Tennessee.

Being further conveyed to Juan Paredes, a married man, by Warranty Deed of record in Instrument Number 20070612-0070152, 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 52-01, PARCEL 21.00).
2. All matters as set forth on the Plan of record in Plat Book 547, page 164, said Register's Office, including any and all setback lines, easements, notes, restrictions, etc., as may be shown thereon.

3. Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage to Metropolitan Government of Nashville and Davidson County, Tennessee, of record in Book 8766, page 426, Register's Office for DAVIDSON County, Tennessee.