Davidson County DEEDWARR
Recvd: 12/06/07 13:53 4 pgs
Fees:22.00 Taxes:0.00
20071206-0141436

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

DEED OF CORRECTION

THIS DEED OF CORRECTION is made and entered into on this the 3rd day of December 2007, by and between **RAY A. POIRRIER AND MYRON A. POIRRIER, HUSBAND AND WIFE,** hereinafter called '**GRANTORS,** and **KEVIN Y. WARREN AND ELIZABETH SALISBURY WARREN, HUSBAND AND WIFE,** hereinafter called '**GRANTEES'.**

WITNESSETH:

THAT WHEREAS, by a Warranty Deed, of record in Instrument Number 20070424-0048915, Register's Office for Davidson County, Tennessee, **GRANTORS** conveyed a certain tract of land in Davidson County, Tennessee to **GRANTEES;** 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 **GRANTORS,** 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, **RAY A. POIRRIER AND MYRON A. POIRRIER, HUSBAND AND WIFE, AS GRANTORS,** do hereby bargain, sell, transfer and convey unto **KEVIN Y. WARREN AND ELIZABETH SALISBURY WARREN, HUSBAND AND WIFE,** hereinafter referred to as **GRANTEES,** their 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 **GRANTORS** 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 3932 Old Clarksville Highway, Joelton, TN 37080.

TO HAVE AND TO HOLD said land, with the appurtenances, hereditaments, estate, title and interest unto **GRANTEES,** their successors, heirs and assigns forever. The **GRANTORS** covenant and agree with the said GRANTEES that GRANTORS are lawfully seized and possessed of the said real estate, and that GRANTORS have a good and lawful right to sell the same. The GRANTORS further covenant that the same is unencumbered except as otherwise set forth on Exhibit "B".

GRANTORS further covenant and bind, themselves and their successors, heirs and assigns, to warrant and forever defend the title to said **GRANTEES,** their successors, heirs and assigns, against the lawful claims of all person whomsoever.

WITNESS THE hands and seals of the GRANTORS and GRANTEES on this the 3rd day of December, 2007.

Ray Poirrier
RAY A. POIRRIER, GRANTOR

KEVIN Y. WARREN, GRANTEE

Myron A. Poirrier
MYRON A. POIRRIER, GRANTOR

ELIZABETH SALISBURY WARREN, GRANTEE

STATE OF Tennessee :
COUNTY OF Davidson :

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, RAY A. POIRRIER AND MYRON A. POIRRIER, HUBAND AND WIFE, the within named bargainors with whom I am personally acquainted (or who proved TO ME upon satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Joelton, Tennessee, on this the 17th day of December, 2007.

Howard M. Skipworth
notary public

HOWARD M. SKIPWORTH NOTARY PUBLIC AT LARGE DAVIDSON CO. TENN.
MY COMMISSION EXP. JANUARY 26, 2008

My commission expires:_____

STATE OF TENNESSEE :
COUNTY OF _____ :

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, KEVIN Y. WARREN AND ELIZABETH SALISBURY WARREN, HUSBAND AND WIFE, the within named bargainors with whom I am personally acquainted (or who proved TO ME upon satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at _____, TENNESSEE, on this the _____ day of June, 2007.

_____
notary public

My commission expires:_____

ADDRESS NEW OWNER:	MAP/PARCEL NUMBER:
KEVIN Y. WARREN AND ELIZABETH SALISBURY WARREN	MAP 21, PARCEL 221
3932 OLD CLARKSVILLE HWY.	
JOELTON, TN 37080	
SEND TAX BILLS TO:	
SAME	

STATE OF TENNESSEE :
COUNTY OF Davidson

THERE IS NO MONETARY CONSIDERATION WHATSOEVER FOR THIS TRANSFER, this 3rd DAY OF December, 2007.

AFFIANT

SWORN TO AND SUBSCRIBED BEFORE ME THIS 3rd DAY OF December, 2007.

NOTARY PUBLIC

MY COMMISSION EXPIRES: 5/24/2008

DENISE C. ALLIS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE

WITNESS THE hands and seals of the Grantees on this the 3rd day of ~~October~~ December, 2007.

Kevin Y. Warren
KEVIN Y. WARREN, GRANTEE

Elizabeth Salisbury Warren
ELIZABETH SALISBURY WARREN, GRANTEE

STATE OF TENNESSEE :
COUNTY OF Davidson :

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, KEVIN Y. WARREN AND WIFE, ELIZABETH SALISBURY WARREN, the within named bargainors with whom I am personally acquainted (or proved to me upon satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, on this the 3 day of ~~October~~ December, 2007.

Leslee G. Rose
Notary Public

STATE OF TENNESSEE NOTARY PUBLIC
LESLEE G. ROSE
DAVIDSON COUNTY

My Commission Expires: 5 July 2011

EXHIBIT 'A'

BEGINNING at a point at the northwest corner of Old Clarksville Pike and Bidwell Road; thence with the northerly margin of Old Clarksville Pike North 76 degrees 15 minutes West 400 feet to a point; thence North 13 degrees 45 minutes East 330 feet to a point; thence South 87 degrees 30 minutes East 325 feet to the westerly margin of said Bidwell Road; thence South 2 degrees 30 minutes West 400 feet to the point of beginning, containing 3.0 acres more or less.

BEING the same property conveyed to Ray A. Poirrier and wife, Myron A. Porrier, by Deed from J. Sam Harris and wife, Shirley Tomlin Harris, of record in Book 10451, Page 862, Register's Office for Davidson County, Tennessee.

Being further conveyed to Kevin Y. Warren and Elizabeth Salisbury Warren, by Warranty Deed of record in Instrument Number 20070424-0048915, 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 21, PARCEL 221).