Davidson County AFFIDAVIT
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Fees:22.00 Taxes:0.00

20080118-0005952

Prepared by & Return to:

Map & Parcel No. 48-18

Prepared by: Southeast Title of TN, Inc.
907 Rivergate Parkway, Ste. B1
Goodlettsville, TN 37072

INSTRUMENT OF CORRECTION

WHEREAS, Judy Elaine Graves did execute a Warranty Deed to convey property from The Estate of Mattie Lou Graves Horsley on August 3rd, 2007, of record as Instrument No.20070813-0096384, Register's Office for Davidson County, Tennessee, that conveyed said property to Terrell Broady and wife, Byrettia Broady; and

WHEREAS, by inadvertence and mutual mistake said Warranty Deed contained an error in the description of the land intended to be conveyed and was described as follows:

Property commonly known as: 4913 Clarksville Pk., Whites Creek, TN 37189 County of Davidson

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

A tract of land in the 14th Civil District of said County and State, described as follows, to-wit:

Beginning at a stone the East corner of tract No. 3; thence S. 25 E. 3.52 poles to a stone with Beech pointer; thence S. 19 E. 14.50 poles to stone; thence S. 33-1/2 E. 24 poles to a stone, Blankenship's East corner, and beginning corner of tract No. 4; thence S. 61 E. 3.52 poles to a point in center of Dry Fork Road; thence S. 81 E. 34 poles to center of said road; S. 61 E. 9.48 poles to a point in center of said road, this being the N.E corner of tract No. 4 thence N 3 E. 168 poles to a stone; thence S. 88-1/4 E. 6 poles to an old stone corner in Hill's line; thence with Hill's line N. 2 E. 17.20 poles to a Cedar; thence S. 70 W. 21.80 poles to a stone in wire fence row; thence S. 42-1/2 W. 15.24 poles to a small ash; thence S. 56-1/2 W. 14.40 poles to a stone at corner of wire fence; this being the N. W. corner of tract No. 3; thence S. 3-3/4 W. 34.52 poles to a Hackberry, this being the N. E. corner of tract No. 3; thence S. 39-1/2 W. 60.40 poles to a large Cottonwood; thence S. 10-3/4 E. 24.84 poles to a point near creek; thence S. 44-3/4 W. 7 poles to the point of beginning, containing 53.97 acres more or less.

There is included in the above description but expressly excluded therefrom the following described property:

Lot No. 2 in Division of South portion of G. Henry Graves Tract in 14th Civil District, Davidson County, Tennessee, described as follows:

Beginning at a stake in southerly margin of Highway 112, being the northwest corner of Lot 1 in division of south portion of Graves tract, and running thence with the westerly line of Lot No. 1 S. 20 deg. 45' W. 750 feet to a point in center of Dry Fork Road, the Southwest corner of lot No. 1; thence with the center line of Dry Fork Road N. 81 deg. W. 45 feet to point; thence N. 61 deg. W. 140 feet to stone, Blankenship's east corner; thence with Blankenship's line north 33 deg. 30' W. 396 feet; thence N. 19 deg. W. 239 feet to stone with beech pointer; thence N. 25 deg. W. 58 feet to stone; thence N. 44 deg. 45' E. 115 feet to point near Dry Fork Creek; thence N. 10 deg. 45' W. 375 feet to Cottonwood; thence N. 36 deg. W. 100 feet to point in southerly margin of Highway 112; thence with southerly margin of said Highway 112 S. 51 deg. E. 335', S. 53 deg. E. 100', S. 54 deg. 30' E. 120', S. 55 deg. 15' E. 300' to beginning, containing 10.73 acres.

Being the same property conveyed to Fred R. Graves and wife, Mattie Lou Graves by deed from Fred R. Graves dated 1/4/65, recorded on 1/7/65 and filed of record in Book 3848, page 597, said Register's Office.

The said Fred Richmond Graves having since deceased on 1/8/68 leaving his wife, Mattilou Boehms Graves Horsley his solely heir.

The said Mattilou Boehms Graves Horsley having since deceased on 7/10/06 leaving James Henry Graves, Mary Ann Graves Dudley, and Judy Elaine Graves her solely heirs.

Being the same property conveyed to Terrell Broady and wife, Byrettia Broady by deed from Judy Elaine Graves as the Executrix of the Estate of Mattie Loue Graves Horsley dated 8/3/07 and filed of record in Instrument Number 20070813-0096384, said Register's Office.

WHEREAS, the Seller has requested the Buyers to correct said error, and said Buyers have agreed to do so.

NOW THEREFORE, for the purpose of correcting said error:

The following described property located in Davidson County, Tennessee:

A Tract of Land in the 14th, formerly the 24th, Civil District of Davidson County, Tennessee, being Lot No.1 on a map showing division of the south portion of G. Henry Graves' Tract, shown on and described according to a survey made August 2nd, 1937, by Z. J. Wilkinson, Surveyor as follows:

Beginning at a stake on the southwesterly margin of Highway No.112, the northeast corner of Lot No. 2 on said map, conveyed to Thomas A Graves by deed from G Henry Graves and Mrs. Mattie G Graves of record in Book 1046, page 144, Register's Office for said county; and running thence south 55 deg 15 feet east, with the southwesterly margin of said Highway, 500 feet to a post, Campbell's northwest corner; thence south 3 deg west, with Campbell's western boundary line and crossing Dry Fork Creek, 570 feet, to the center of Dry Fork Road; thence with the center of said Road; north 61 deg west 157 feet and north 81 deg west 516 feet to said Thomas A Graves' southeast corner; thence north 20 deg 45 feet east, with his eastern boundary line 750 feet to the beginning, containing 8.16 acres, more or less.

Being the same property conveyed to Mattie Lou Graves by deed of record in Book 3848, page 597, said Register's Office.

IN WITNESS WHEREOF, the parties hereto have executed this Instrument of Correction on this 27 day of December, 2007.

Terrell Broady by Dellara Rowhorn, attorney in fact
Terrell Broady

Byrettia Broady by Dellara Rowhorn attorney in fact.
Byrettia Broady

STATE OF _____
COUNTY OF _____

Personally appeared before me, the undersigned authority, a Notary Public of said County and State, _____, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that _____ executed the within instrument for the purposes therein contained.

Witness my hand, at Office, this __ day of _____, 2007.

_____

_____
NOTARY PUBLIC

My Commission Expires_____

STATE OF TN
COUNTY OF Davidson

On this 27th day of December, before me the undersigned, a Notary Public in and for said County and State, personally appeared Dellana Lowhorn to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Terrell Broady, and acknowledged that she/he executed the same as the free act and deed of the said Terrell A Broady.

Witness my hand and official seal at Nashville, Tennessee, this the 27th day of December 2007.

Shelly M Bentley
Notary Public

SHELLY M. BENTLEY
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY

My commission expires: MY COMMISSION EXPIRES March 14, 2010

STATE OF TN
COUNTY OF Davidson

On this 27 day of December 2007, before me the undersigned, a Notary Public in and for said County and State, personally appeared ~~Byrettia Broady~~ Dellana Lawhorn to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Byrettia Broady, and acknowledged that she/he executed the same as the free act and deed of the said Byrettia Broady.

Witness my hand and official seal at Nashville, Tennessee, this the 27th day of December 2007

Shelly M Bentley
Notary Public

SHELLY M. BENTLEY
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY

My commission expires: MY COMMISSION EXPIRES March 14, 2010