Davidson County DEEDQC
Recvd: 03/28/08 14:48 3 pg
Fees:17.00 Taxes:0.00
20080328-0031470

After Recording, Return to:

E-TITLE
1990 POST OAK BLVD.
SUITE-120
Houston, TX 77056

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER: 63.01-6

QUITCLAIM DEED
(CORRECTIVE DEED)

Margaret Jo An Graham Harlon A/K/A Margaret J. Harlan, hereinafter Grantor, of **Davidson County, Tennessee,** for no consideration paid and in order to correct the spelling of her name, grants and quitclaims to **Margaret J. Harlan,** hereinafter Grantee, whose tax mailing address is **602 Nawakwa Trail, Madison, TN 37115**, the following real property:

ALL THAT PARCEL OF LAND IN COUNTY OF DAVIDSON, STATE OF TENNESSEE AS MORE FULLY DESCRIBED IN DOCUMENT 1392 PAGE 290 AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING TWO TRACTS OF LAND IN SAID COUNTY AND STATE, BEING LOT NOS. 7 AND 12 ON THE PLAN OF NAWAKWA HILLS ANNEX, SECTION 2, A SUBDIVISION OF PART OF THE L.J. GEE ESTATES, NOT OF RECORD, DESCRIBED ACCORDING TO A SURVEY MADE BY STEVE DRAPER, SURVEYOR, MAY 11, 1964, AS FOLLOWS:

TRACT NO. 1:

BEING LOT NO.7 ON THE ABOVE MENTIONED SURVEY AS FOLLOWS: BEGINNING AT A POINT ON THE NORTHERLY MARGIN OF NAWAKWA TRAIL AT THE SOUTHEAST CORNER OF THE PROPERTY CONVEYED TO ROBERT ANN THARP BY DEED FROM A.A. COLEBROOKE AND WIFE, OF RECORD IN BOOK 3825 PAGE 585 AND PAGE 589, REGISTER'S OFFICE FOR SAID COUNTY~ THENCE WITH THARPE'S EAST LINE, NORTH 23 DEGREES 10 MINUTES WEST 150 FEET TO A POINT, BEING THE NORTHEAST CORNER OF LOT NO.6 ON SAID SURVEY; THENCE NORTH 67 DEGREES EAST WITH THE COMMON LINE BETWEEN LOTS NOS. 7 AND 12 ON SAID SURVEY, 150 FEET TO A POINT, BEING THE NORTHWEST CORNER OF LOT NO.8 ON SAID SURVEY; THENCE SOUTH 23 DEGREES 10 MINUTES EAST WITH THE COMMON LINE BETWEEN LOTS NOS. 7 AND 8 ON SAID SURVEY 150 FEET TO THE NORTHERLY MARGIN OF NAWAKWA TRAIL; THENCE WITH SAID MARGIN, SOUTH 67 DEGREES WEST 150 FEET TO THE POINT OF BEGINNING.

TRACT NO. 2:

BEING LOT NO. 12 ON THE ABOVE MENTIONED SURVEY AS FOLLOWS: BEGINNING AT A POINT IN THE SOUTHERLY MARGIN OF TACOMA TRAIL, SAID POINT BEING THE NORTHEASTERLY CORNER OF LOT NO. 14 ON SAID SURVEY AND THE PROPERTY CONVEYED TO ROBERT ANN THARP BY DEED FROM A.A. COLEBROOKS AND WIFE, OF RECORD IN BOOK 3825 PAGE 585 AND PAGE 589,

MJH MJH MJH

REGISTER'S OFFICE FOR SAID COUNTY; THENCE WITH THE SOUTHERLY MARGIN OF TACOMA TRAIL, NORTH 67 DEGREES EAST 150 FEET TO A POINT SAID POINT BEING THE NORTHWESTERLY CORNER OF LOT NO. IION SAID SURVEY; THENCE WITH THE COMMON LINE BETWEEN LOT NO. 12 AND LOT NOS 11 AND 13 ON SAID SURVEY, NORTH 23 DEGREES 10 WEST 150 FEET TO THE POINT OF BEGINNING.

BEING THE SAME PROPERTY CONVEYED TO MARGARET JO AN GRAHAM HARLON, MARRIED BY DEED FROM NICHOLAS E. MINDER AND TRICIA E. MINDER, HUSBAND AND WIFE RECORDED 03/19/1999 IN DEED BOOK PAGE 11392 PAGE 290, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

APN: 63.01-6

The real property described above is conveyed subject to, and excepted from, the following: All easements, covenants, conditions and restrictions of record; All legal highways; zoning, building and other laws, ordinances and regulations; Real estate taxes and assessments not yet due and payable; Rights of tenants in possession.

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title interest, lien equity and claim whatsoever of the said Grantor, either in law or equity, to the only proper use, benefit and behalf of the Grantee forever.

Prior instrument reference: **Official Records Book 11392, Page 290**

Executed by the undersigned on January 31, 2008:

Margaret Jo An Graham Harlon aka Margaret J. Harlan 01/31/08

Margaret Jo An Graham Harlon A/K/A Margaret J. Harlan

STATE OF Tenn
COUNTY OF Davidson

The foregoing instrument was acknowledged before me on January 31, 2008 by Margaret Jo An Graham Harlon A/K/A Margaret J. Harlan, who is personally known to me or has produced Driver License as identification, and furthermore, the aforementioned person has acknowledged that her signature was her free and voluntary act for the purposes set forth in this instrument.

Marie Milstein
Notary Public

MARIE MILSTEIN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires
July 19, 2008

Maximum principal indebtedness for Tennessee recording tax purposes is _____.
(On amendments or modifications, enter ONLY the amount of INCREASE, if any.)

State of Tenn
County of Davidson

I/we hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is $ 1.00, which amount is equal to or greater than that which the property would command at a fair and voluntary sale.

Subscribed and sworn to before me

This 31 day of January, 2008.

Milton Joshua Harlan 01/31/08
Affiant

Milton Joshua Harlan
Type or Print Name

(Seal)

Marie Milstein
Notary Public

My commission expires:
07/19/2008

Marie Milstein
Type or Print Name

MARIE MILSTEIN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires July 19, 2008

Grantee's Name and Address:

Margaret J. Harlan

602 Nawakwa Trail, Madison, TN 37115

Send tax statement to Grantee

This instrument prepared by:
Jay A. Rosenberg, Esq., Ross M. Rosenberg, Esq., Rosenberg LPA, Attorneys At Law, 7367A E. Kemper Road, Cincinnati, Ohio 45249 (513) 247-9605 Fax: (513) 563-3016

MJH