03

Realty Title 48-A

Prepared by:
Realty Title & Escrow Company, Inc.
1187 Old Hickory Blvd
Brentwood, TN 37027

Davidson County DEEDWARR
Recvd: 05/05/08 14:52 3 pgs
Fees:17.00 Taxes:0.00
20080505-0046238

03-0803-35318

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $000.00

Pamela Hoehns
Affiant

Subscribed and sworn to before me, this 23rd day of April, 2008.

Diane K. Mann
Notary Public
My commission expires: 2/22/09

DIANE K. MANN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY, TN

Address of New Owner:	Send Tax Bills to:	Tax Information
Eldon R. Spraker, III 6600 Ellesmere Road Nashville, TN 37205	New Owner	91-14-0-025

DEED OF CORRECTION
(Reference Warranty Deed of record at Instrument No. 20080407-0034960 DCROD)

Whereas, Kenneth Stephens in his capacity as Trustee of The 5707 Maxon Land Trust executed a Warranty Deed dated March 28, 2008, of record in Instrument No. 20080407-0034960, Register's Office for Davidson County, Tennessee, so as to convey certain property described therein to the purchaser thereof; and

Whereas, through scrivener's error, the granting clause of said Warranty Deed mistakenly identifies the purchaser Grantee by repeating, albeit not fully, the name of the Grantor, identifying same as "Kenneth Stephens, Trustee for the Maxon Land Trust," rather than inserting the name of the intended Grantee, namely Eldon R. Spraker, III;

Whereas, the parties desire to have this instrument correct the granting clause and specifically divest title out of Kenneth Stephens in his capacity as Trustee of The 5707 Maxon Land Trust and vest title into Eldon R. Spraker, III, for the consideration previously tendered to and received by Grantor herein; and

Whereas, the parties further desire to correct said Warranty Deed, even though Kenneth Stephens affirmatively hereby states he has no knowledge of nor is he the Trustee of any trust known as the Maxon Land Trust, by having Kenneth Stephens, Trustee for the Maxon Land Trust, convey to Eldon R. Spraker, III, by quitclaim all his right, title and interest in and to the property described below.

Now, therefore, in consideration of the premises, Kenneth Stephens in his capacity as Trustee of The 5707 Maxon Land Trust executes this instrument so as to correct said Warranty Deed to read as follows:

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Kenneth Stephens, Trustee of The 5707 Maxon Land Trust, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Eldon R. Spraker, III, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to- wit:

> Land in Davidson County, Tennessee, being part of the northerly part of Lot "C" on the Map of Westview Heights Subdivision, of record in Book 421, Page 29, Register's Office for Davidson County, Tennessee, described as follows:
>
> Beginning at the corner of Lots "C" and "B" on Maxon Street and running with the margin of said Maxon Street and Lot "C" 48 feet to a stake; thence running back in a southerly direction and parallel with the dividing line between Lots "B" and "C" 108.3 feet to a dead line and measuring 48 feet thereon.

Being the same property conveyed to Kenneth Stephens, Trustee of The 5707 Maxon Land Trust, by deed from Scott MacBean in Instrument No. 20080407-0034959, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 5707 Maxon Avenue, Nashville, TN 37209.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their heirs and assigns, against the lawful claims of all persons whomsoever.

Now, therefore, in consideration of the premises, Kenneth Stephens in his capacity as Trustee of the Maxon Land Trust, to the extent such entity might exist, executes this instrument so as to correct said Warranty Deed as follows:

For a consideration, the receipt and sufficiency whereof is hereby acknowledged, Kenneth Stephens, Trustee for the Maxon Land Trust, hereinafter the Grantor, by these presents, does hereby quitclaim and convey unto Eldon R. Spraker, III, hereinafter the Grantee, all of his right, title and interest in and to the following tract or parcel of land in Davidson County, Tennessee, to-wit:

Land in Davidson County, Tennessee, being part of the northerly part of Lot "C" on the Map of Westview Heights Subdivision, of record in Book 421, Page 29, Register's Office for Davidson County, Tennessee, described as follows:

Beginning at the corner of Lots "C" and "B" on Maxon Street and running with the margin of said Maxon Street and Lot "C" 48 feet to a stake; thence running back in a southerly direction and parallel with the dividing line between Lots "B" and "C" 108.3 feet to a dead line and measuring 48 feet thereon.

Being the same property mistakenly conveyed to Kenneth Stephens, Trustee for the Maxon Land Trust, by deed from Kenneth Stephens, Trustee of The 5707 Maxon Land Trust, in Instrument No. 20080407-0034960, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 5707 Maxon Avenue, Nashville, TN 37209.

Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

WITNESS my hand this 23rd day of April, 2008.

Kenneth Stephens, Trustee of The
5707 Maxon Land Trust

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Kenneth Stephens, Trustee of The 5707 Maxon Land Trust, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged he executed the within instrument in the capacity and for the purposes therein contained.

Witness my hand in ~~Nashville~~ Nashville, TN, this 23rd day of April, 2008.

Notary Public

My Commission expires: 2/22/09

Kenneth Stephens, Trustee for the
Maxon Land Trust

DIANE K. MANN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TN

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Kenneth Stephens, Trustee for the Maxon Land Trust, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged he executed the within instrument in the capacity and for the purposes therein contained.

Witness my hand in Nashville, TN, this 23rd day of April, 2008.

Notary Public

My Commission expires: 2/22/09

DIANE K. MANN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TN

Approval and Consent
Eldon R. Spraker, III, joins in the execution of this corrective instrument acknowledging and consenting to the corrective measures set forth above.

Eldon R. Spraker, III

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Eldon R. Spraker, III, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged he executed the within instrument in the capacity and for the purposes therein contained.

Witness my hand in ~~Nashville~~ Nashville, TN, this 23rd day of April, 2008.

Notary Public

My Commission expires: 7/24/2010

KAREN COLBERT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY