Davidson County DEEDQC
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Fees:17.00 Taxes:0.00
20080723-0075590

THIS INSTRUMENT WAS PREPARED BY:
J. Blake Freeman, Attorney at Law
51 Century Boulevard, Suite 110
Nashville, TN 37214-3614

INSTRUMENT OF CORRECTION OF QUITCLAIM DEED

Map/Parcel: 09610004200

WHEREAS, by a quitclaim deed of record in Instrument No. 20080613-0061335, Register's Office for Davidson County, Tennessee, **Ruby Louise Smith Keeling and Raymond Clyde Smith, heirs to the Estate of Ruby Ruth Lynch Smith** ("Grantor") conveyed a certain tract of land in Davidson County, Tennessee, to **Ruby Louise Smith Keeling and Raymond Clyde Smith, as joint tenants**, ("Grantee"); and

WHEREAS, by inadvertance and mutual mistake, said deed contained an error in the description of the land intended to be conveyed which was therein described as follows:

BEING Lot No. 74 on the Map of Donelson Heights of record in Book 1424, page 35, Register's Office for said County, and described as follows:

Beginning at a stake in the northerly margin of Hasting Road at the common corner of Lots Nos. 73 and 74; thence with the line between said lots, northerly 159.9 feet to a point; thence easterly 144.29 feet to the westerly margin of Surrey Road; thence with the westerly margin of the same, southerly 151.25 feet to a concrete monument at the beginning of a curve; thence around said curve, in a southwesterly direction, 28.35 feet to another concrete monument in the northerly margin of Hasting Road; thence with the northerly margin of the same, westerly 86.31 feet to the point of beginning.

BEING the same property conveyed to H. Clyde Smith and wife, Ruby Lynch Smith by Warranty Deed from Donelson Homes, Inc., dated September 17, 1949, and recorded in Book 1757, page 595, said Register's Office. The said H. Clyde Smith having predeceased Ruby Lynch Smith who died on October 13, 2006. Pursuant to the Last Will and Testament of Ruby Ruth Lynch Smith, Probate No. 08P-886, title is vested in Ruby Louise Smith Keeling and Raymond Clyde Smith.

WHEREAS, the Grantee has requested the Grantor to correct said error, and said Grantor has agreed to do so.

NOW THEREFORE, the Grantor, Ruby Louise Smith Keeling and Raymond Clyde Smith, heirs to the Estate of Ruby Ruth Lynch Smith, for the purpose of correcting said error and in consideration of the sum of Ten and 00/100 ($10.00) Dollars, cash in hand paid, the receipt and sufficiency of which is hereby acknowledged , has bargained and sold and by these presents does transfer and convey unto the said Grantee, Ruby Louise Smith Keeling and Raymond Clyde Smith, as joint tenants, their heirs and assigns, a certain tract of land in Davidson County, Tennessee, described as follows:

BEING a part of a tract marked "Reserved" on the Plat of Donelson Heights, of record in Book 1424, page 35, Register's Office for said County, and described as follows:

Beginning at the southeast corner of Lot No. 22 on said plan in the north line of a 50-foot unnamed Street; thence along the rear line of Lots 22 and 23, North 3 deg. 14 min. East 140.15 feet to an iron pin; thence South 87 deg. 09 min. East 475.9 feet to a point; thence South 3 deg. 02 min. West 310 feet, more or less, to a point; thence North 88 deg. West 545.3 feet to the southeast corner of Lot 21 of said plan; thence along the east line of the same, northerly 125 feet to the southerly margin of said unnamed Street; thence with the margin of the same, easterly 71 feet to the east terminus of said Street; thence crossing the east terminus of said Street, North 3 deg. 14 min. East 50 feet to the point of beginning.

BEING part of the same property conveyed to H. Clyde Smith and wife, Ruby Lynch Smith by Deed from Donelson Homes, Inc., dated September 15, 1948, and filed of record in Book 1638, page 477, said Register's Office. The said H. Clyde Smith having predeceased Ruby Lynch Smith who died on October 13, 2006. Pursuant to the Last Will and Testament of Ruby Lynch Smith, Probate No. 08P-886, title is vested in Ruby Louise Smith Keeling and Raymond Clyde Smith.

TO HAVE AND TO HOLD said land, together with all of the appurtenances, estate, title and interest thereto belonging to said Grantee, their heirs and assigns, in fee simple forever, and Grantor does hereby reaffirm and ratify all covenants, warranties and stipulations made and provided in said deed of record in Instrument No. 20080613-0061335, Register's Office for Davidson County, Tennessee, and the entire contents, thereof except for the incorrect description, as fully and effectively as if the entire instrument were copied herein verbatim containing the correct description, and said instrument is accordingly incorporated herein by reference.

IN WITNESS WHEREOF, the said parties hereto have hereunto set their signatures on this the 22 day of July, 2008.

Ruby Louise Smith Keeling

Ruby Louise Smith Keeling

Raymond Clyde Smith

Raymond Clyde Smith

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 22 day of July, 2007, before me personally appeared Ruby Louise Smith Keeling, Raymond Clyde Smith ~~and Ruby Louise Smith Keeling, Executor,~~ to me known (or proved to me on the basis of satisfactory evidence) to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

Witness my hand, at office, this 22 day of July, 2007.

Kimbra R. Roush

Notary Public

My Commission Expires:

KIMBRA R. ROUSH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires JAN. 9, 2012

STATE OF TENNESSEE DAVIDSON COUNTY ss:

The actual consideration or value, whichever is greater, for this transfer is $-0-.

Affiant

Subscribed and sworn to before me this 22 day of July, 2007.

Notary Public

KIMBRA R. ROUSH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires JAN. 9, 2012

NEW OWNERS:
Ruby Louis Smith Keeling
Raymond Clyde Smith
1958 Omohundro Drive
Nashville, TN 37210

SEND TAX BILLS TO:
New owners