SEND TAX BILLS TO:
Timothy C. Abendroth, etux
7870 Ridgewood Rd.
Goodlettsville, TN 37072

Map 009
Parcels 083.00 & 154.00

THIS INSTRUMENT PREPARED
BY: Gary L. Dilliha
Attorney at Law
Springfield, Tennessee

Davidson County DEEDWARR
Recvd: 09/24/08 12:59 4 pgs
Fees:22.00 Taxes:0.00
20080924-0097210

# SECOND DEED OF CORRECTION

THIS DEED OF CORRECTION, made this the ____ day of September, 2008, by and between **JAMES ANDREW JOHNSON,** and **STEPHANIE LEE JOHNSON SMALLEY,** collectively referred to herein as Parties of the First Part, and **TIMOTHY C. ABENDROTH** and wife, **RACHEL D. ABENDROTH, a/k/a RACHEL DENISE JOHNSON ABENDROTH,** Parties of the Second Part;

WITNESSETH:

WHEREAS, on the 30th day of July, 2003, by Quitclaim Deed recorded at Instrument No. 20030730-0107702, in the Register's Office for Davidson County, Tennessee, the Parties of the First Part conveyed a certain tract or parcel of land located in Davidson County, Tennessee to the Parties of the Second Part ("Original Deed"). The Original Deed purported to exclude from the conveyance "...all oil, gas and minerals, on and under..." the real estate, same being reserved by the Parties of the First Part in the Original Deed; and

WHEREAS, the Parties subsequently executed and recorded a Correction Deed, which recited that the Correction Deed was recorded to correct the legal description of the property conveyed in the Original Deed ("First Correction Deed"). Said First Correction Deed was recorded on October 13, 2003 at Instrument No. 20031013-0151374, in the Register's Office for Davidson County, Tennessee. The First Correction Deed did not recite that it was also being recorded to convey the oil, gas and minerals which had been reserved in the Original Deed; and

WHEREAS, the Parties of the First Part intended to convey all their right, title and interest in the property to the Parties of the Second Part in the Original Deed. The Original Deed should not have reserved oil, gas and minerals, or any other rights in the Parties of the First Part; and

WHEREAS, the parties desire to execute this deed of correction for the following

purposes: (a) to add a directional call which was omitted from the 5th call in the legal description of Tract 1 in the First Deed of Correction; and (b) to convey all right, title and interest of the Parties of the First Part to the Parties of the Second Part in and to the property described herein.

NOW, THEREFORE, this Second Deed of Correction:

WITNESSETH:

That for and in consideration of the recitals set forth above, for the sum of TEN DOLLARS ($10.00), cash in hand paid by the Parties of the Second Part to the Parties of the First Part, together with other good and valuable consideration, the receipt of all of which is hereby acknowledged, the Parties of the First Part hereby grant, sell, transfers and convey unto the Parties of the Second Part, the following described real estate, located in Davidson County, Tennessee, being more particularly described as follows, to-wit:

**Tract 1:**

**Beginning on a concrete monument (old) in the North margin of Ridgewood Road, said monument being the Southwest corner of the herein described tract; thence N 3 deg. 29' 04" E 994.18' to a poplar tree; thence N 67 deg. 03' 44" E 675.00' to a point; thence S 13 deg. 03' 44" W 180.00' to a poplar tree; thence S 11 deg. 18' 44" W 243.00' to a red oak tree; thence S 0 deg. 33' 44" W 239.00' to a sugar tree; thence S 19 deg. 23' 44" W 211.00' to a white oak; thence S 24 deg. 43' 44" W 218.50' to a beech tree; thence S 5 deg. 03' 44" W 147.00' to a beech tree; thence S 19 deg. 18' 44" W 159.00' to a hickory tree; thence S 32 deg. 48' 44" SW 139.17' to an axle in the North margin of aforementioned road; thence N 54 deg. 13' 54" W 356.08' to the point of beginning, according to a survey prepared by Jason A. Bates R.L.S. #2197 dated September 18, 2003.**

**Being the same property conveyed to James Andrew Johnson, Stephanie Lee Johnson Smalley and Rachel Denise Johnson Abendroth by deed from their father, James A. Johnson, a widower, of record in Book 11490, Page 563, Register's Office for Davidson County, Tennessee.**

**Tract 2:**

**Being in the 14th Civil District of said County and beginning at a point in the Southwesterly margin of the property conveyed to grantors by deed from Stephanie Clouse, Trustee, of Record in Deed Book 5952, page 398, Register's Office for said County; thence, North 3 Degrees 1,225 feet, more or less, to a point; thence South 72 Degrees 15' East, 149 feet to a point; thence North 70 degrees 15' East, 240 feet to a point; thence in a Southerly direction 1,150 feet, more or less to a point in the center of a private road and a point in the Southerly line of the property conveyed to the grantors by deed from Stephanie Clouse, Trustee, of record in Book 5952, page 398, Register's Office for said County; thence with said line South 67 degrees West 250 feet, more or less to the point of beginning, more or less.**

**Being the same property conveyed to James Andrew Johnson, Stephanie Lee**

**Johnson Smalley and Rachel Denise Johnson Abendroth by deed from James A. Johnson, a widower, of record in Book 11490, Page 596, Register's Office for Davidson County, Tennessee.**

**THIS CONVEYANCE is made subject to all applicable easements, restrictions and building set back lines of record.**

**Tract One of the above description being based upon a survey prepared by Jason A. Bates, R.L.S. #2197 dated September 18, 2003.**

TO HAVE AND TO HOLD the premises aforesaid, together with all the appurtenances and immunities thereto pertaining, unto the Parties of the Second Part, survivor and assigns.

And the Parties of the First Part covenant with the Parties of the Second Part that they were lawfully seized and possessed of said property on the 30th day of July, 2003; that they had a good and perfect right to convey same, and that said property was unencumbered.

And the Parties of the First Part covenants with the Parties of the Second Part that they will warrant and forever defend the title to said premises against the lawful claims and demands of all persons whomsoever.

IN WITNESS WHEREOF, the said Parties of First Part have hereunto set hand and seal the day and year first above written.

James Andrew Johnson
**James Andrew Johnson**

Stephanie Lee Johnson-Smalley
**Stephanie Lee Johnson Smalley**

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **James Andrew Johnson**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who under oath acknowledged that he executed the foregoing instrument for the purposes and considerations therein contained.

WITNESS my hand and official seal of office this the 18th day of September, 2008.

Bill Martin
NOTARY PUBLIC

My Commission Expires: 10-5-2010

BILL MARTIN
STATE OF TENNESSEE NOTARY PUBLIC
KNOX COUNTY

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Stephanie Lee Johnson Smalley**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who under oath acknowledged that she executed the foregoing instrument for the purposes and considerations therein contained.

WITNESS my hand and official seal of office this the 18th day of September, 2008.

Bill Martin
NOTARY PUBLIC

My Commission Expires: 10-5-2010

BILL MARTIN
STATE OF TENNESSEE NOTARY PUBLIC
KNOX COUNTY