Davidson County DEEDQC
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20081029-0108061

Prepared by & Return To:
David B. Gray, Attorney
1230 Regions Center
315 Deaderick Street
Nashville, Tennessee 37238

INSTRUMENT OF CORRECTION TO QUITCLAIM DEED

WHEREAS, by a **Quitclaim Deed** dated September 26, 2005, of record in Instrument No. 20050929-0116953, Register's Office for Davidson County, Tennessee, Grantor, **Michael K. Elder, Jr. and Charles Paul Bain, III**, executed the said Quitclaim Deed conveying the property described therein, to **ELDER BAIN PROPERTIES, LLC**; and

WHEREAS, by inadvertence and mistake, said Quitclaim Deed contained an omission in the legal description of Tract Two; and

NOW, THEREFORE, said Tract Two of the legal description shall be deleted in its entirety and replaced by the following:

TRACT TWO:

Land in Davidson County, Tennessee, being described as beginning at an existing iron pin at the southeast corner of the herein described tract said point of beginning being the northeast corner of the Gene Lambert et ux property of record in Book 7250, page 680, Register's Office for Davidson County, Tennessee; said point of beginning also being in the westerly line of the B & W Investments property of record in Book 10255, page 496, Register's Office for Davidson County, Tennessee; thence from said point of beginning with the northerly line of Lambert North 86° 22' 25" West a distance of 185.88 feet to an iron pin set in the easterly right of way of Cowan Avenue; thence with said right of way North 03° 54' 01" East a distance of 60.00 feet to a point; thence leaving said right of way, South 86° 22' 25" East a distance of 187.10 feet to a point in the westerly line of the John B. Jewell and Charles W. Chrichton property of record in Book 9484, page 783, Register's Office for Davidson County, Tennessee; thence with said line and the line of B & W Investments, South 05° 03' 58" West a distance of 60.00 feet to the point of beginning, containing 11,189 square feet, more or less according to ALTA Survey of Michael K. Elder, Jr. & Charles Paul Bain, III (property located at 401 Cowan Street, City of Nashville) prepared by Bruce Rainey and Associates Land Development Consultants, J. Bruce Rainey, Tennessee R. L. S. No. 823 dated July 1, 2005, as revised on July 27 and August 8, 2005, and bearing Job No. 05-0117.

This Correction Instrument does hereby reaffirm and ratify all provisions of said Quitclaim Deed of record in Instrument No. 20050929-0116953, Register's Office for Davidson County, Tennessee, and the entire contents thereof except for the incorrect address, as fully and effectively as if the entire instrument were copied herein verbatim containing the correct legal description for Tract Two, and said instrument is accordingly incorporated herein by reference.

IN WITNESS WHEREOF, the said parties hereto have hereunto set their signatures on this the 26th day of September, 2008.

Michael K. Elder, Jr.

Charles Paul Bain, III

STATE OF TENNESSEE)
COUNTY OF Davidson)

Personally appeared before me, a Notary Public, Michael K. Elder, Jr., with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, this 26th day of September, 2008.

Becki Dyer
Notary Public

BECKI DYER STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

My Commission Expires:
3-20-2010

STATE OF TENNESSEE)
COUNTY OF Davidson)

Personally appeared before me, a Notary Public, Charles Paul Bain, III, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, this 26th day of September, 2008.

Becki Dyer
Notary Public

BECKI DYER STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

My Commission Expires:
3-20-2010