Davidson County DEEDWARR
Recvd: 12/05/08 09:02 3 pgs
Fees:17.00 Taxes:0.00
20081205-0117797

THIS INSTRUMENT PREPARED BY:
JOHN T. COOK, ESQ.
2927 Berry Hill Drive
Nashville, Tennessee 37204

File No. 21349-6
Box 14-A

Map 095
Parcel 004

INSTRUMENT OF CORRECTION

WHEREAS, by a Warranty Deed of record in Instrument No. 20080606-0058123, Register's Office for Davidson County, Tennessee, **Rigoberto Rivera**, conveyed to **John M. Maynard**, that certain real property as described therein, and

WHEREAS, through error and inadvertence the legal description contained in the said Warranty Deed is incorrect (the current surveyed description was not used), and

WHEREAS, the parties to the said Warranty Deed wish to correct said error and inadvertence.

NOW, THEREFORE, for and in consideration of the premises and for the consideration expressed in the said Warranty Deed of record in Instrument No. 20080606-0058123, Register's Office for Davidson County, Tennessee, the parties hereto agree that the legal description in the said Warranty Deed is hereby stricken, and in lieu thereof is substituted the following:

LAND in Davidson County, Tennessee being described as:

Beginning at an iron pin on the easterly margin of Lebanon Pike and the northeastern corner of the Caplenor Property, as of record in Instrument Number 20051007-0121128, Register's Office for Davidson County, Tennessee and being more particularly described as follows:

(1) Thence N 43 degrees 29 minutes 08 seconds E, 126.03 feet along Lebanon Pike to a railroad spike;
(2) Thence leaving Lebanon Pike; S 15 degrees 10 minutes 54 seconds E, 153.43 feet along a private lane to a pipe;
(3) Thence leaving the private lane; S 45 degrees 01 minute 15 seconds W, 64.81 feet to an iron pin;
(4) Thence N 38 degrees 21 minutes 06 seconds W, 130.64 feet to the point of beginning, containing 12,464.15 square feet or 0.28 acres.

The above description was derived from a Boundary Survey prepared by Volunteer Land Surveying Services, Phillip E. Holmes, R.L.S. #1728, dated July 17, 2006 and last revised April 30, 2008 as File Number 06109.

BEING the same property conveyed to Rigoberto Rivera and wife, Ernestine Rivera by Deed from Rose Trimble Drake of record in Book 8249, Page 768, Register's Office for Davidson County, Tennessee, dated November 29, 1990. The said Ernestine Rivera having died on July 5, 2002, the property was vested in Rigoberto Rivera as the surviving tenant by the entirety.

It is further agreed that all other terms and provisions of the said Warranty Deed of record in Instrument No. 20080606-0058123, Register's Office for Davidson County, Tennessee, shall remain the same.

This 5th day of August, 2008

Rigoberto Rivera

John M. Maynard

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named Rigoberto Rivera, the bargainor, 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.

JORDAN M. WEBSTER STATE OF TENNESSEE NOTARY PUBLIC MONTGOMERY COUNTY

Witness my hand and official seal at Nashville, Tennessee, this 5th day of August, 2008.

My Commission Expires: 9/18/2011

Notary Public

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named John M. Maynard, the bargainor, 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 official seal at Nashville, Tennessee, this _____ day of _____, 2008.

My Commission Expires: _____

Notary Public

BEING the same property conveyed to Rigoberto Rivera and wife, Ernestine Rivera by Deed from Rose Trimble Drake of record in Book 8249, Page 768, Register's Office for Davidson County, Tennessee, dated November 29, 1990. The said Ernestine Rivera having died on July 5, 2002, the property was vested in Rigoberto Rivera as the surviving tenant by the entirety.

It is further agreed that all other terms and provisions of the said Warranty Deed of record in Instrument No. 20080606-0058123, Register's Office for Davidson County, Tennessee, shall remain the same.

This _____ day of _____, 2008

_____
Rigoberto Rivera

_____
John M. Maynard

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named Rigoberto Rivera, the bargainor, 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 official seal at Nashville, Tennessee, this _____ day of _____, 2008.

My Commission Expires: _____

_____
Notary Public

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named John M. Maynard, the bargainor, 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 official seal at Nashville, Tennessee, this 6 day of November, 2008.

My Commission Expires: 3/7/2011

Jennifer L. Johnson
Notary Public

JENNIFER L. JOHNSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY