This Instrument Was Prepared By:
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Davidson County DEEDWARR
Recvd: 12/19/08 13:58 3 pgs
Fees:17.00 Taxes:0.00
20081219-0121537

INSTRUMENT OF CORRECTION OF DEED

WHEREAS, by Warranty Deed of record in instrument # 20050826-0102516, Register's Office for Davidson County, Tennessee, Joseph T. Hepworth and wife, Rhonda Hepworth, ("Grantor") conveyed a certain tract or parcel of land in Davidson County, Tennessee, to Stephen A. Brogdon and wife, Elizabeth M. Brogdon (Grantee), with the deed dated 8/15/2005; and

WHEREAS, by inadvertence and mutual mistake, said deed contained an error in the description of the land intended to be conveyed and should be deleted;

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

NOW, THEREFORE, the undersigned attorney, on behalf of the said Grantors, Joseph T. Hepworth and wife, Rhonda Hepworth, for the purpose of correcting said error and in consideration of the sum of Ten and No/100 ($10.00) Dollars cash in hand paid, the receipt and sufficiency of which are hereby acknowledged, has bargained and sold and by these presents does transfer and convey unto said Grantee, Stephen A. Brogdon and wife, Elizabeth M. Brogdon (Grantee), successors and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Lot No. 9 on the Plan of Poplar Creek Estates, Phase One, of record in Book 6250, page 647, Reg. Off. Davidson County, TN.

Being the same property conveyed to Joseph T. Hepworth and wife, Rhonda Hepworth by deed from James Lee Morgan and Cathy E. Morgan recorded in Book 10055, page 662, Reg. Off. Davidson Co., TN.

TO HAVE AND TO HOLD said land, together with all of the appurtenances, estate, title and interest thereto belonging to said Grantee, its heirs, successors 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 # 20050826-0102516, 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.

Further, the undersigned J. Nichols Shelton of Woodard & Shelton signs and executes the foregoing instrument in his individual capacity as the preparer of the original Warranty Deed, instrument # 20050826-0102516, Register's Office for Davidson County, Tennessee, and states and affirms that the correct legal description for the subject property is as follows:

Lot No. 9 on the Plan of Poplar Creek Estates, Phase One, of record in Book 6250, page 647, Reg. Off. Davidson County, TN.

Being the same property conveyed to Joseph T. Hepworth and wife, Rhonda Hepworth by deed from James Lee Morgan and Cathy E. Morgan recorded in Book 10055, page 662, Reg. Off. Davidson Co., TN.

The incorrect page number was a scrivener's error that is hereby corrected by the prepare of the said document to reflect the correct and accurate legal description.

IN WITNESS WHEREOF, said parties hereto have hereunto set their signatures on this December 10, 2008 date.

GRANTOR:

Joseph T. Hepworth: Joseph T. Hepworth by: John Nichols Shelton, ATTY IN FACT

BY: John Nichols Shelton

Rhonda Hepworth: Rhonda Hepworth by: John Nichols Shelton, ATTY IN FACT

BY: John Nichols Shelton

GRANTEE:

_____

_____

INDIVIDUAL PREPARER / SCRIVENER'S AFFIDAVIT:

_____

BY: John Nichols Shelton

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally before me, of the State and County aforesaid, personally appeared J. Nichols Shelton, (with whom I am personally acquainted or proved to me on the basis of satisfactory evidence), power of attorney for Rhonda Hepworth and for Joseph T. Hepworth, and as such who acknowledged and affirmed that he signed and executed the foregoing correction instrument for the purposes therein contained on behalf of Rhonda Hepworth and for Joseph T. Hepworth and that he as said attorney in fact has full authority and right to execute the foregoing on behalf of Rhonda Hepworth and for Joseph T. Hepworth and that the information contained herein is true and correct and that he executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal in office this 15th day of December, 2008.

Elizabeth Bogosian
Notary Public

My Commission Expires: 11/23/2011

ELIZABETH BOGOSIAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally before me, of the State and County aforesaid, personally appeared J. Nichols Shelton, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledge he executed the foregoing correction instrument for the purposes therein contained.

Witness my hand and seal in office this 15th day of December, 2008.

Elizabeth Bogosian
Notary Public

My Commission Expires: 11/23/2011

ELIZABETH BOGOSIAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY