Davidson County DEEDQC
Recvd: 01/07/09 14:14 5 pgs
Fees:27.00 Taxes:0.00
20090107-0001728

ADDRESS NEW OWNER:	SEND TAX BILL TO:	MAP-PARCEL NOS
		Parcel 1
James W. Pharris	New Owner	Map 30
5366 Simpkins Road		Parcel 119
Whites Creek, TN 37189		**Parcel 2**
		Map 107-14
		Parcel 67.00
		Parcel 3
		Map 72-12
		Parcel 306.00
		Parcel 4
		Map 103-01
		Parcel 36.00
		Parcel 5
		Map 060-13
		Parcel 187.00
		Parcel 6
		Map 83-7
		Parcel 326.00

This instrument prepared by: Robert J. Notestine III, Attorney at Law, 4515 Harding Pike, Suite 315, Nashville, Tennessee 37205. Prepared from information furnished by the parties hereto without the benefit of a title examination

D E E D OF CORRECTION

This Deed of Correction made and entered into this 7th day of January, 2009 by and between James W. Pharris, Executor of the Estate of Margaret Scott Pharris, party of the first part, and James W. Pharris, collectively party of the second part;

WHEREAS, on November 26, 2008, by Executors Quitclaim Deed recorded in Instrument No. 20081201-0116220, Register's Office for Davidson County, Tennessee, party of the first part conveyed certain property in Davidson County, Tennessee, to party of the second part, and;

WHEREAS, said Executor's Quitclaim Deed was not correct because it conveyed only one-half of the Executors interest in said real property when it intended to convey all of the Executor's interest in said real property; and

WHEREAS, the parties desire to correct the aforesaid Deed.

NOW, THEREFORE, for and in consideration of the sum of One Dollar ($1.00), paid by

the party of the second part to the party of the first part, James W. Pharris, Executor of the Estate of Margaret Scott Pharris does hereby, grant, sell, transfer and convey all of his interest to James W. Pharris in the following described properties:

Parcel 1

A tract of land in Davidson County, Tennessee, described according to a land survey by Harold F. Morris, Tennessee Land Surveyor No. 223, dated August 25, 1972, as follows:

Beginning at a point in the northeast margin of Simpkins Road, thence north 40 degrees 46' west 117 feet; thence north 59 degrees 46' west 158 feet; thence north 51 degrees 28' 48" east 1,144.76 feet; thence south 75 degrees 15' east 90.42 feet; thence southeast 0" 15' east 181.40 feet; thence south 48 degrees 43' 33" west 1,025.96 feet to the point of beginning, bounded on the northwest by England and on the southwest by Johnson, containing 6.8 acres, more or less.

Being the same property conveyed to Margaret Scott Pharris by Deed from James Wayne Pharris, of record in Book 11616, Page 188, Register's Office for Davidson County, Tennessee.

This is improved real property commonly known as 5366 Simpkins Road, Whites Creek, Tennessee 37189

Parcel 2

Land in Davidson County, Tennessee, being lot number 158, on the Plan of Miro Meadows, of record in Book 1424, Pages 94 and95, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description. Being the same property conveyed to the grantors by deed of even date being recorded simultaneously herewith.

Being the same property conveyed to Margaret S. Pharris by Special Warranty Deed from the Secretary of Veterans Affairs of record in Instrument No. 20021209-0151301, Register's Office for Davidson County, Tennessee.

This is improved real property commonly known as 921 Kipling Drive, Nashville, Tennessee 37217

Parcel 3

Being Lot No. 61 on the Plan of Burchwood Gardens, Section II, as of record in

Book 2900, Page 66, Register's Office for Davidson County, Tennessee.

Said Lot No. 61 fronts 80 feet on the Northside of Bershire Drive and runs back between parallel lines, 141 feet to a dead line.

Being the same property conveyed to Margaret S. Pharris by warranty deed of record in Instrument No. 20011107-0122558, Register's Office for Davidson County, Tennessee.

This is improved real property commonly known as 1923 Berkshire Drive, Nashville, Tennessee 37216.

Parcel 4

Land in Davidson County, Tennessee, being the northwesterly portions of Lots 7 and 8 on the survey of John B. Cowden, Subdivision No. 2, dated February 18, 1946, not of record and being described according to a survey of John Kohl and Company, P.C., Tennessee Land Surveyor 100, dated January 15, 1987 as follows:

Beginning at a point in the southeasterly margin of an unnamed alley, said point being 200 feet from the southwesterly margin of Marcia Avenue, formerly Cowden Street, and being the northeasterly corner of Lot no 8 on said unrecorded plan; thence south 31 degrees 53 minutes 47 seconds east 127.4 feet to a point, said point being the southeasterly corner of said property; thence south 50 degrees 20 minutes 34 seconds west 99.75 feet to a point, said point being the northeasterly corner of the Clarence Field property; thence with Fields northeasterly line north 32 degrees 47 minutes 24 seconds west 139 feet to a point in the southeasterly margin of said unnamed alley; thence, with said southeasterly margin of said alley north 52 degrees 26 minutes 22 seconds east 99.03 feet to the point of beginning.

Being the same property conveyed to Margaret S. Pharris by Warranty Deed from Seneca E. Anderson II et ux of record in Instrument No. 20030714-0097862, Register's Office for Davidson County, Tennessee.

This is improved real property commonly known as 6111 Cowden Drive, Nashville, Tennessee 37209.

Parcel 5

Being Lot No. 24 on the plan of Matthews Square, of record in Plat Book 6250, Page 337, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Margaret S. Pharris by Warranty Deed from Dr. Harold Thompson et ux of record in Instrument No. 20001024-0105518, Register's Office for Davidson County, Tennessee.

This is improved real property commonly known as 2711-2713 Old Matthews Road, Nashville, Tennessee 37207.

Parcel 6

Being Lot No. 8 on the Plan of Eastland Oaks, Section 1, of record in Plat Book 4660, Page 67, Register's Office for Davidson County, Tennessee.

Said Lot 8 fronts 65 feet on the northerly margin of Eastland Avenue and extends back 200 feet on the westerly line and 200 feet on the easterly line, to a line on the rear on which it measures 62.81 feet.

Being the same property conveyed to Margaret S. Pharris by Warranty Deed from Lois S. Winston of record in Instrument No. 20006080046169, Register's Office for Davidson County, Tennessee.

This is improved real property commonly known as 2335 Eastland Avenue, Nashville, Tennessee 37206.

To have and to hold the said tracts or parcels of land with the appurtenances, estate, title and interest thereto belonging to the said James W. Pharris, his successors and assigns, forever.

And the party of the first part covenants that he was lawfully seized and possessed of said land in fee simple, has a perfect right to convey the same; and that said property was free and clear of all encumbrances, other than those to which party of the second part had constructive notice.

And the party of the first part covenants and binds himself, his successors and assigns, to warrant and forever defend the title to said properties to the said party of the second part, his heirs and assigns, against the lawful claims of all persons, whomsoever.

Witness our hands this 7 day of January, 2009

Party of the First Part:
Estate of Margaret Scott Pharris
James W. Pharris
JAMES W. PHARRIS

Party of the Second Part:
James W. Pharris
JAMES W. PHARRIS

STATE OF TENNESSEE}
COUNTY OF DAVIDSON}

STATE OF TENNESSEE}
COUNTY OF DAVIDSON}

Before me, the undersigned of the state and county mentioned, personally appeared James W. Pharris, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be Executor of the Estate of Margaret Scott Pharris. and as such Executor acknowledged that he is authorized to execute the foregoing instrument on behalf of the Estate of Margaret Scott Pharris the within named bargainor, an estate, and that he as such Executor, executed the foregoing instrument for the purpose therein contained, by signing the name of the Estate by himself as Executor.

Witness my hand and seal, at office in Nashville, Tennessee this 7th day of January, 2009.

Notary Public

My Commission Expires: My Commission Expires 02/26/2011

VICKY W. MCMILLEN STATE OF TENNESSEE NOTARY PUBLIC DICKSON COUNTY

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before, the undersigned, a Notary Public in and for said County and State, the within named James W. Pharris, 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 7th day of January, 2009.

Notary Public

My Commission Expires: My Commission Expires 02/26/2011

VICKY W. MCMILLEN STATE OF TENNESSEE NOTARY PUBLIC DICKSON COUNTY