THIS INSTRUMENT PREPARED BY:
Warranty Title Insurance Company
165 Indian Lake Blvd. Suite 106
Hendersonville, TN 37075

Davidson County DEEDWARR
Recvd: 02/23/09 11:18 2 pgs
Fees:12.00 Taxes:0.00
20090223-0015513

NEW OWNER IS:
Mike Cunningham
441 Harding Place Unit G3
Nashville, TN 37211

SEND TAX BILLS TO:
Michael Cunningham
410 Gwen Place
Mt. Juliet, TN 37122
Map and Parcel No.: 147030A09100CO

STATE OF TENNESSEE
COUNTY OF Sumner

The actual consideration or value, whichever is greater, for this transfer is $ -0-. No recordation tax due pursuant to T.C.A 67-4-409(a)(6)(B).

Deborah L. Baxter
AFFIANT

Subscribed and sworn to before me this 1st day of December, ~~2006~~ 2008

My Commission Expires: 2-8-11

Connie L. Timbs
Notary Public

CONNIE L. TIMBS STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

DEED OF CORRECTION

WARRANTY DEED

WHEREAS, a Warranty Deed conveying the within described property to Mike Cunningham, has previously been executed and put of record in instrument # 20071016-0122501, Register's Office for Davidson County, Tennessee

and

WHEREAS, the said Warranty Deed was deficient or contained errors in that the legal description was in error showing an incorrect unit number.

and

WHEREAS the parties execute this Deed of Correction for the purpose of correcting the errors and deficiencies in the above described instrument.

NOW, THEREFORE, FOR AND IN CONSIDERATION of the sum of One and No/100 Dollars ($1.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged I, Hugh C. Howser, Jr., Trustee for G & M Properties, A Tennessee General Partnership, for the, hereinafter referred to as Grantor, have bargained and sold, and by these presents transfer and convey unto the said Mike Cunningham unmarried, hereinafter referred to as Grantee, their heirs and assigns, that certain tracts or parcels of land in Davidson County, State of Tennessee, described as follows, to-wit:

Certain real property situate in Davidson County, Tennessee, and described as follows, to-wit:

BEING Unit G-3, of Harding Place Condominium created under Title 66, Chapter 27, Section 101 et seq., as amended Tennessee Code Annotated and as established by a Master Deed of record in Book 6104, page 725, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the Common Elements appurtenant to said Unit as set forth in Exhibit A-1, of said Master Deed. Reference is hereby made to the plat of Harding Place Condominium of record in Book 5200, page 571-572, said Register's Office, for a more complete identification and description of such unit.

BEING all of the same property conveyed to Hugh C. Howser, Jr., Trustee for G & M Properties, a Tennessee General Partnership by Warranty Deed from Harding Manor Associates dated July 1, 1983 and filed of record in Book 6104, Page 808, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the said tracts or parcels of land with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs and assigns, forever.

The Grantor does covenant with the said Grantees that the Grantor is lawfully seized and possessed of the said tract and parcel of land in fee simple, and has a good right to convey same and that same is unencumbered, except as indicated.

The Grantors do further covenant and bind themselves and their heirs and representatives to warrant and forever defend the title to the said tract or parcel of land to the said Grantees, their heirs and assigns against the lawful claims of all persons whomsoever.

WITNESS our hands this 21st day of November, 2008.

G & M Properties, Tennessee
General Partnership

Trustee

Hugh C. Howser, Jr., Trustee

Mike Cunningham

ACKNOWLEDGEMENT

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned authority, a Notary Public of the State and county mentioned, personally appeared Hugh C. Howser, Jr., with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be a trustee of G & M Properties, Tennessee General Partnership, the within name bargainor, a partnership, and that he, as such trustee, executed the foregoing instrument for the purpose therein contained, by signing the name of the partnership by himself as trustee.

Witness my hand and seal on this the 21 day of November, 2008.

KAY THERESE ROUGH
NOTARY PUBLIC
DAVIDSON COUNTY, TN

My Commission Expires: 5/23/2009

Kay Therese Rough
Notary Public

STATE OF TENNESSEE
COUNTY OF Sumner

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared Mike Cunningham with who I am personally acquainted or has proven to me on the basis of satisfactory evidence and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal on this the 25 day of November, 2008.

My Commission Expires: 5/23/2011

Deborah L. Baxter
Notary Public

DEBORAH L. BAXTER
STATE OF TENNESSEE
NOTARY PUBLIC
SUMNER CO.