Prepared By:

RETURN TO
GREATER NASHVILLE
TITLE & CLOSING CO.
200 MADISON STREET
MADISON, TN 37115

BILL GARRETT, Davidson County
Trans:T20090022749 DEEDWARR
Recvd: 04/06/09 12:56 2 pgs
Fees:12.00 Taxes:0.00
20090406-0031196

INSTRUMENT FOR CORRECTION

OF

WARRANTY DEED

WHEREAS by Warranty Deed dated December 3, 2008 recorded as Instrument No. 20081217-0120732, Register's Office for Davidson County, Tennessee, **Delmas A. Ryan, Sr. and wife, Teressa G. Ryan,** conveyed certain real property described therein to **Micah E. Kandros and wife, Megan E. Kandros.**

WHEREAS, there exists an error in the legal description of the property conveyed in said Warranty Deed.

WHEREAS, it is now the desire of the above named parties to correct and revise the legal description in said Warranty Deed as hereinafter set forth.

NOW THEREFORE, the Grantors, Delmas A. Ryan, Sr. and wife, Teressa G. Ryan for the purpose of correcting said error and in consideration of the sum Ten and no/100-----($10.00) Dollars cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, have bargained and sold and by these presents do transfer and convey unto **Micah S. Kandros and wife, Megan E. Kandros, their heirs and assigns, the following described property:**

> Land in Davidson County, Tennessee, being Lot No. 34 on the Plat of Airdrie Subdivision "B" property of D. C. Buell a plat of which is of record in Book 547, Page 42 in the Register's Office for Davidson County, Tennessee. to which plat reference is here made for a complete description thereof.
>
> Being the same property conveyed to Delmas A. Ryan and wife, Teressa G. Ryan by deed from Jeffrey J. Vaughan and wife, Susan R. Vaughan of record in Book 11048, Page 23 in the Register's Office for Davidson County Tennessee. Delmas A. Ryan shown above is the same person as Delmas A. Ryan, Sr., the Grantor herein.
>
> This is improved property known as 3214 Kinross Avenue, Nashville, TN 37211

TO HAVE AND TO HOLD SAID LAND, together with all of the appurtenances, estate, title and interest thereto belonging to said **Micah E. Kandros and wife, Megan E. Kandros, their heirs and assigns, in fee simple forever, said Delmas A. Ryan, Sr. and wife,**

Teressa G. Ryan do hereby reaffirm and ratify all covenants, warranties and stipulations, if any, made and provided in said Warranty Deed of record in Instrument No. 20081217-0120732, Register's office for Davidson County, Tennessee and the entire contents thereof, except for the incorrect legal description, as fully and effectively as if the entire instrument were copied hereby verbatim containing the correct legal description, and said instrument is accordingly incorporated herein by reference.

IT IS EXPRESSLY AGREED that all other terms and provisions of said Warranty Deed shall remain in full force and effect.

IN WITNESS WHEREOF, this instrument has been executed on this the 1st day of April, 2009.

Delmas A. Ryan SR

Teressa G. Ryan

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named **Delmas A. Ryan SR and wife, Teressa G. Ryan,** the bargainors, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Madison, Tennessee, this 1st day of April, 2009.

Notary Public

My Commission expires:
3-20-10

DEANIE L. GREGORY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer, or value, whichever is greater, is $NONE.

Affiant

Sworn to and subscribed before me this the 1st day of April, 2009.

Notary Public

My commission expires:
3-20-10

DEANIE L. GREGORY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY