Address New Owner:	Map-Parcel Numbers:	Send Tax Bills To:
Burton Jablin 211 Deer Park Circle Nashville, Tennessee 37205	116-10-045	Owner
This instrument prepared by: Bradley Arant Boult Cummings LLP 1600 Division Street, Suite 700, P.O. Box 340025, Nashville, TN		

BILL GARRETT, Davidson County
Trans:T20090024081 DEEDWARR
Recvd: 04/13/09 11:37 6 pgs
Fees:32.00 Taxes:0.00
20090413-0032916

CORRECTIVE WARRANTY DEED

WHEREAS, pursuant to that certain Warranty Deed dated December 21, 2006 of Instrument Number 20061227-0159427, Register's Office for Davidson County, Tennessee (the "Warranty Deed"), Bransford Lot 21 Partners and Bransford Lot 22 Partners (collectively "Grantors") conveyed certain real property to Burton Jablin ("Grantee"), known as 211 Deer Park Circle, Tax Map and Parcel Number 116-10-045; and

WHEREAS, although the Warranty Deed correctly reflects the street address and Tax Map and Parcel number of the property intended to be conveyed, the legal description in the Warranty Deed was in error;

NOW THEREFORE, for the purpose of correcting the legal description of the property conveyed in the Warranty Deed, and for and in consideration of the sum of One Dollar ($1.00) cash in hand paid, the receipt and sufficiency of which are hereby acknowledged, the Grantor, by these presents hereby sells, assigns, and conveys to Grantee, Grantee's successors and assigns, all of Grantor's right, title, and interest in and to the following described real estate:

Land in Davidson County, Tennessee, being Lot number 2 on the Plat recorded as Instrument No. 20080917-0094841, entitled "Revision to the Revision Plat of Lot 22 and a portion of Lot 21 of A.M. Bransford's Subdivision," in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made.

Being a portion of the same property conveyed to Bransford Lot 21 Partners by deed of record as Instrument Number 20051216-0151332, said Register's Office, and a portion of the same property conveyed to Bransford lot 22 Partners by deed of record as Instrument Number 20051216-0151335, said Register's Office.

Along with Lot number 2 being conveyed herein, the Grantors do also hereby grant and convey a permanent easement for sewer line purposes. Said easement is and shall be twenty (20) feet in width, running along and parallel with the northerly margin of Lot number 1 of the said subdivision, beginning at the most westerly margin of Lot number 2 and extending to the most westerly line of the "Easement for Sanitary Sewer" as shown on the above described plat and as dedicated by instrument of record in Book 5786, page 945, said Register's Office. Said permanent easement shall run with the land and shall be binding upon the Grantor's, their heirs and assigns, forever. The Grantee herein, his successors, heirs and assigns, shall have the right to construct, maintain and utilize the easement area for sanitary sewer purposes, above, upon, and below the surface of said property. This easement is granted by Grantor and accepted by Grantee upon the following terms and conditions: (a) during construction or maintenance of the sewer line in the easement area, no trees of a diameter of greater than twelve (12) inches will be

disturbed or destroyed; (b) that in the event that the owners of Lot number 1 and Lot number 2 agree upon a replacement easement in the place of this easement, then this grant of easement shall be abandoned at the time of execution of a replacement easement; (c) that nothing in this grant of easement shall be construed so as to allow the owner of Lot number 2 to place a permanent structure above ground on the easement area, and the only item to remain permanently on the easement area shall be the underground sewer line; (d) that the owner of Lot number 2 may not maintain above ground equipment on the easement area except during construction or maintenance of the sewer line; (e) the owner of Lot number 2 will notify the owner of Lot number 1 at least fifteen (15) days prior to entry upon the property for construction or maintenance purposes; (f) that after construction or maintenance of the sewer line, the owner of Lot number 2 shall be required to return the surface of the easement area to the condition of the adjoining landscape; and (g) the owner of Lot number 2 agrees to abandon this easement if, prior to construction of a sewer line in the easement area, it is determined that a sewer line connection is feasible and available for connection for a dwelling on Lot number 2 along the Deer Park Circle road frontage as shown on the said plat.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is unimproved property known as 211 Deer Park Circle, Nashville, TN 37205.

TO HAVE AND TO HOLD the said tract or parcel of land, with appurtenances, estate, title and interest thereto belonging to the said GRANTEE, its heirs and assigns forever; and we do covenant with the said Grantee that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, its heirs and assigns, against the lawful claims of all persons whomever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this the 2nd day of ~~March~~ April, 2009.

GRANTOR:

BRANSFORD LOT 21 PARTNERS

By: _____
Name: Ridley Wills, III
Title: General Partner

By: _____
Name: Wendell Harmer
Title: General Partner

BRANSFORD LOT 22 PARTNERS

By: _____
Name: Ridley Wills, III
Title: General Partner

By: _____
Name: Wendell Harmer
Title: General Partner

GRANTEE

_____
Burton Jablin

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a Notary Public in and for said State and County, personally appeared Ridley Wills III, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is a General Partner of Bransford Lot 21 Partners, and executed this instrument for the purposes herein contained by himself as Partner.

Witness my hand and seal, this the 2 day of April, 2009.

DALEN FARMER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires May 8, 2012

_____
NOTARY PUBLIC

My Commission Expires: 05.08.2012

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a Notary Public in and for said State and County, personally appeared Wendell Harmer, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is a General Partner of Bransford Lot 21 Partners, and executed this instrument for the purposes herein contained by himself as Partner.

Witness my hand and seal, this the 2 day of April, 2009.

DALEN FARMER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

ssion Expires May 8, 2012

_____
NOTARY PUBLIC

My Commission Expires: 05.08.2012

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a Notary Public in and for said State and County, personally appeared Ridley Wills III, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is a General Partner of Bransford Lot 22 Partners, and executed this instrument for the purposes herein contained by himself as Partner.

Witness my hand and seal, this the 2 day of April, 2009.

DALEN FARMER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

NOTARY PUBLIC

My Commission Expires: 05.08.2012

My Commission Expires May 8, 2012

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a Notary Public in and for said State and County, personally appeared Wendell Harmer, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is a General Partner of Bransford Lot 22 Partners, and executed this instrument for the purposes herein contained by himself as Partner.

Witness my hand and seal, this the 2 day of April, 2009.

DALEN FARMER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

NOTARY PUBLIC

My Commission Expires: 05.08.2012

My Commission Expires May 8, 2012

STATE OF TENNESSEE)
COUNTY OF ~~DAVIDSON~~) Knox

Personally appeared before me, a Notary Public in and for the above jurisdiction, the within named Burton Jablin, with whom I am personally acquainted (or who was identified to me on the basis of satisfactory evidence), who after being first duly sworn, acknowledged that he executed the foregoing Corrective Warranty Deed for the purposes therein contained, and that such was his free act and deed.

Witness my hand and seal, this the 8th day of April, 2009.

Kimala C. Pineda
NOTARY PUBLIC

KIMALA C. PINEDA
STATE OF TENNESSEE NOTARY PUBLIC
KNOX COUNTY

My Commission Expires: April 10, 2012

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $10.00 and no other monetary consideration.

Tax paid for this transaction under Instrument No. 20061227-0159427.

Affiant

Subscribed and sworn to before me this 10th day of ~~March~~ April, 2009.

CAROL A. WILSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

Notary Public
My Commission Expires: 07/03/12