BILL GARRETT, Davidson County
Trans:T20090034304 DEEDWARR
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Fees:22.00 Taxes:0.00
20090526-0047866

This Instrument Was Prepared By:
(and Return To:)

Jeffrey M. Grissim, Atty.
Grissim Title & Escrow, LLC
2309 Crestmoor Road, Ste 300
Nashville, TN 37215
(615) 298-1826

Map/Parcel #

029-00-0-008.00

DEED OF CORRECTION

(A Corrective Re-Conveyance and Conveyance)

WHEREAS, by a deed of record in Instrument No.: 20071107-0131449, Register's Office for Davidson County, Tennessee, **Kim Waddell Wix and Sonya Cook** (hereinafter collectively referred to as "Grantor") conveyed a certain tract / parcel of land in Davidson County, Tennessee, to **William F. Robinson and Sylvia N. Robinson** ("Grantee");

WHEREAS, by inadvertence, oversight and mistake, said deed contained an erroneous information including to but not limited to the following: scrivener error in the legal description, which was therein described as follows:

1. Land in the 14th, formerly 24th Civil District, of Davidson County, Tennessee, being part of Lot 6 of the Eberlee Lands, not of record, and described according to a survey by C.J. Carney, dated May 28, 1956, as follows:

   Beginning in the center line of Knipfer Road at the southeast corner of the property conveyed to B.T. Stagner and wife, by deed from Sam Arrington and wife, as of record in Book 2633, page 195, Register's Office for Davidson County, Tennessee; thence west along their south line, 310 feet to the southwest corner; thence south 159.4 feet to the northwest corner of Tract No. 1, as shown on the Carney survey; thence east 294 feet to the center line of Knipfer Road; thence with said Road, North 6 deg. 30' East 159 feet to the beginning, containing about one (1) acre.

   BEING the same property conveyed to William F. Robinson and Sylvia N. Robinson by deed of record in Instrument No. 20071107-0131449, Register's Office for Davidson County, Tennessee.

WHEREAS, the Grantee and Grantor request each other to correct said error, and said Grantor and Grantee have agreed to do so.

NOW, THEREFORE, the **Grantor, William F. Robinson and wife Sylvia N. Robinson,** for the purpose of correcting the above described error and removing any cloud on title, and in consideration of the sum of Ten and No/100 ($10.00) Dollars cash in hand paid, mutual covenants, agreements and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, has bargained and sold and by these presents does transfer and convey by quitclaim unto said **Grantee, Kim Waddell Wix and Sonya Cook,** their heirs, successors and assigns, a certain tract/parcel of land in Davidson County, Tennessee, described as follows:

2. Land in the 14th, formerly 24th Civil District, of Davidson County, Tennessee, being part of Lot 6 of the Eberlee Lands, not of record, and described according to a survey by C.J. Carney, dated May 28, 1956, as follows:

   Beginning in the center line of Knipfer Road at the southeast corner of the property conveyed to B.T. Stagner and wife, by deed from Sam Arrington and wife, as of record in Book 2633, page 195, Register's Office for Davidson County, Tennessee; thence west along their south line, 310 feet to the southwest corner; thence south 159.4 feet to the northwest corner of Tract No. 1, as shown on the Carney survey; thence east 294 feet to the center line of Knipfer Road; thence with said Road, North 6 deg. 30' East

159 feet to the beginning, containing about one (1) acre.

BEING the same property conveyed to William F. Robinson and Sylvia N. Robinson by deed of record in Instrument No. 20071107-0131449, Register's Office for Davidson County, Tennessee.

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 by Quitclaim.

~ AND ~

NOW, THEREFORE, the **Grantor, Kim Waddell Wix and Sonya Cook,** 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, mutual covenants and agreements and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, has bargained and sold and by these presents does transfer and convey unto said **Grantee, William F. Robinson and wife Sylvia N. Robinson.**, their heirs, successors and assigns, a certain tract/parcel of land in Davidson County, Tennessee, described as follows:

Tract 1

Beginning at an iron rod set in the west right of way of Knipfer Road, said point being the northeast corner of the Sonja Cook property as described incorrectly in Instrument No.: 200408240102320 RODC and the southeast corner of the herein described property;thence with Cook's north line, South 89 degrees 01 minutes 14 seconds West, 285.00 feet to an iron set in the east line of the Michael W. Thomas property as described in Instrument 200408240102320 RODC;
Thence with Thomas' east line, North 00 degrees 55 minutes 51 seconds East, 141.48 feet to an iron rod found at the southwest corner of the Jeffery I. Cato property as described in Deed Book 5083 Page 394 RODC;
Thence with Cato's south line, North 88 degrees 37 minutes 14 Seconds East, 285.00 feet to an iron rod in the west right of way of Knipfer Road;
Thence with the west right of way of Knipfer Road, South 07 degrees 18 minutes 30 seconds East, 65.20 feet to an iron rod set;
Thence with the West right of way of Knipfer Road, South 04 degrees 19 minutes 24 seconds West 79 feet to the point of beginning and containing 41,123 square or 0.944 acres.

BEING part of the same property being re-conveyed to Kim Waddell Wix and Sonya Cook by this instrument.

TO HAVE AND TO HOLD said land, together with all of the appurtenances, estate, title and interest thereto belonging to said Grantee, his 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 No.: 20071107-0131449 , 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 herein verbatim containing the correct description, and said instrument is accordingly incorporated herein by reference.

[The Remainder of This Page Intentionally Left Blank]

IN WITNESS WHEREOF, said parties hereto have hereunto set their signatures on this the 17th day of MAY, 2009.

RE-CONVEYANCE:

GRANTOR:

William F Robinson
WILLIAM F. ROBINSON

Sylvia N. Robinson
SYLVIA N ROBINSON

GRANTEE:

Kim Waddell Wix
KIM WADDELL WIX

Sonya Cook
SONYA COOK

CONVEYANCE:

GRANTOR:

Kim Waddell Wix
KIM WADDELL WIX

Sonya Cook
SONYA COOK

GRANTEE:

William F Robinson
WILLIAM F. ROBINSON

Sylvia N. Robinson
SYLVIA N. ROBINSON

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

No tax is due at time of recording, as taxes were paid on Warranty Deed of record in Instrument No.: 20071107-0131449, Register's Office for Davidson County, Tennessee.

C. Kay Crump
Affiant

Subscribed and sworn to before me, this date:

Margaret Sherbert
Notary Public
My Commission Expires: 6/5/11

MARGARET SHERBERT
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF CHEATHAM

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **WILLIAM F. ROBINSON**, 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 17 day of May, 2009.

Notary Public
My Commission Expires: 6/5/11

MARGARET SHERBERT
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF CHEATHAM

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **SYLVIA N. ROBINSON** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 17 day of May, 2009.

Notary Public
My Commission Expires: 6/5/11

MARGARET SHERBERT
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF CHEATHAM

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **KIM WADDELL WIX** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained. Witness my hand and official seal at Springfield, Tennessee, this 16 day of May, 2009.

Notary Public
My Commission Expires: 6/5/11

MARGARET SHERBERT
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF CHEATHAM

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **SONYA COOK** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 17 day of May, 2009.

Notary Public
My Commission Expires: 6/5/11

MARGARET SHERBERT
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF CHEATHAM