BILL GARRETT, Davidson County
Trans:T20090052210 DEEDWARR
Recvd: 08/03/09 10:50 4 pgs
Fees:22.00 Taxes:0.00
20090803-0072344

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 #

059-05-0 16000

DEED OF CORRECTION

(A Corrective Re-Conveyance and Conveyance)

WHEREAS, by a deed of record in Instrument No.: 20090714-0065748, Register's Office for Davidson County, Tennessee, **ROGER HAMMONDS** (hereinafter referred to as "Grantor") conveyed a certain tract / parcel of land in Davidson County, Tennessee, to **EARNEST JACKSON, JR. and wife, STEPHANIE W. JACKSON** ("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:

> BEING Lot No. 17**8** [sic.] on the Plan of Buena Vista Estates, Section 5, as of record in Book 44**8**0 [sic.], Page 22, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.
>
> BEING the same property conveyed to Roger Hammonds by Deed of record in **Instrument No.: 2000051-20048307**, 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, EARNEST JACKSON, JR. and wife, STEPHANIE W. JACKSON,** 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, ROGER HAMMONDS,** his heirs, successors and assigns, a certain tract/parcel of land in Davidson County, Tennessee, described as follows:

> BEING Lot No. 178 [sic.] on the Plan of Buena Vista Estates, Section 5, as of record in Book 4480 [sic.], Page 22, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.
>
> BEING the same property conveyed to **EARNEST JACKSON, JR. and wife, STEPHANIE W. JACKSON** by Deed of record in **Instrument No.: 20090714-0065748**, 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, ROGER HAMMONDS** , 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, EARNEST JACKSON, JR. and wife, STEPHANIE W. JACKSON** their heirs, successors and assigns, a certain tract/parcel of land in Davidson County, Tennessee, described as follows:

> BEING Lot No. 176 on the Plan of Buena Vista Estates, Section 5, as of record in Book 4460, Page 22, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.
>
> BEING the same property conveyed to Roger Hammonds by this Corrective Deed being placed of record Register's Office for Davidson County, Tennessee.

This conveyance is being made to correct a scrivener's error in the Lot Number and Book reference.

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.: 20090714-0065748 , 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 July, 2009.

RE-CONVEYANCE:

GRANTOR:

EARNEST JACKSON, JR.

STEPHANIE W. JACKSON

GRANTEE:

ROGER HAMMONDS

CONVEYANCE:

GRANTOR:

ROGER HAMMONDS

GRANTEE:

EARNEST JACKSON, JR.

STEPHANIE W. JACKSON

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.: 20090714-0065748, Register's Office for Davidson County, Tennessee.

Affiant

Subscribed and sworn to before me, this date: 7/14/09

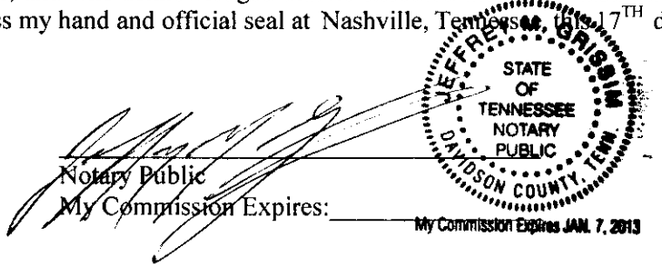
Notary Public

My Commission Expires: _____

JEFFREY M. GRISSIM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires JAN. 7, 2013

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

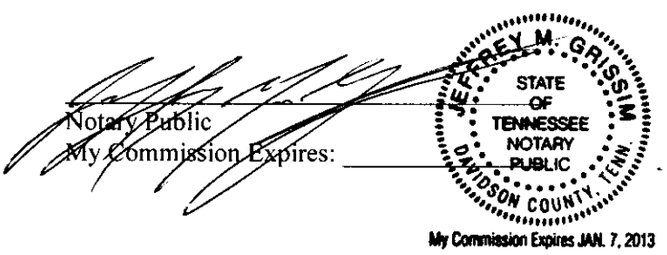
Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **ROGER HAMMONDS**, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument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



Notary Public
My Commission Expires: _____

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

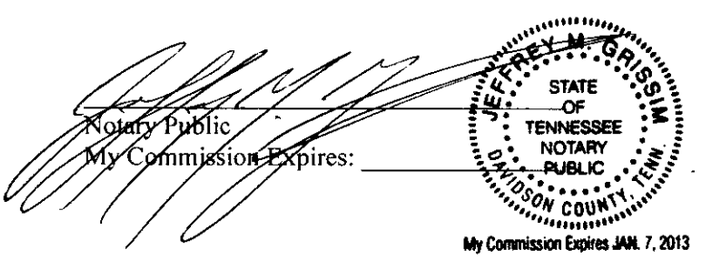
Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **EARNEST JACKSON, JR.** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument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



Notary Public
My Commission Expires: _____

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 **STEPHANIE W. JACKSON** 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 17th day of July, 2009.



Notary Public
My Commission Expires: _____