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CORRECTIVE QUITCLAIM DEED

Address New Owner:	Send Tax Bill To:	Map-Parcel Numbers
David E. Graves, Administrator	same	Map 60 Parcel 59
1001 Boze Lane		
Gallatin TN 37066		

BILL GARRETT, Davidson County
Trans:T20090075895 DEEDQC
Recvd: 11/06/09 11:04 2 pgs
Fees:12.00 Taxes:0.00
20091106-0102834

THIS INSTRUMENT PREPARED BY:

Smith.Sholar.Associates. PLLC.
846 Conference Drive, Ste 4
Goodlettsville, TN 37072

STATE OF TENNESSEE
COUNTY OF Sumner

The actual consideration or value, whichever is greater, for this transfer is $ -0-.

David E Graves
Affiant

Subscribed and sworn to before me, this the 23 day of Oct, 2009

Notary Public

My commission expires: 8.9.10

S. RANEE ROLIS STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF SUMNER

FOR AND IN CONSIDERATION OF the sum of One Dollar ($1.00) cash in hand paid by Grantee, the receipt of which is hereby acknowledged Johnny E. Pipkins and wife, Sharon A. Pipkins, "Grantor" by these presents, does hereby quitclaim and convey unto David E. Graves, Administrator for The Estate of Dorothy Louise Graves, "Grantee" his/her/their successors and assigns, all of his/her/their right, title, and interest in and to the following described property in Davidson County, Tennessee:

Beginning at an iron rod set in the north right of way of Hart Lane, said point being the southwest corner of the Virgil Adams property as described in Deed Book 4264, Page 695, Register's Office of Davidson County, Tennessee and the southeast corner of this tract; Thence with said right of way, North 79 degrees 33 minutes 37 seconds West, 70.00 feet to an iron rod set at the southeast corner of the Sharon Pipkins property as described in Instrument 200812190121314, Register's Office of Davidson County, Tennessee, the southwest corner of this tract; Thence leaving said right of way, with Pipkin's east line; North 09 degrees 04 minutes 19 seconds East, 189.69 feet to an iron set; Thence, South 79 degrees 54 minutes 15 Seconds East, 69.78 feet to an iron rod found in the west line of Adams; Thence with Adams' west line, South 09 degrees 00 minutes 31 seconds West, 190.12 feet to the point of beginning and containing 13269 square feet or .30 acres. As shown on an **unrecorded boundary line survey dated 8/24/09 by Registered Land Surveyor Steven D. Delle, Tennessee No. 1710 located at 408 Nesbitt Lane, Madison, TN 37115 .**

This Corrective Quitclaim Deed is being executed to correct the deeds to the property located at 119 Hart Lane, Nashville, Tennessee, which were recorded with the legal description of the property located at 117 Hart Lane, Nashville, Tennessee- which error was repeated in each deed in the chain of title from October 1947 to the present as follows (see also Corrective Quitclaim Deed from David E. Graves, Administrator for the Estate of Dorothy Louise Graves, to Johnny E. Pipkins and wife, Sharon A. Pipkins being recorded simultaneously herewith):

Being part of the same property conveyed to Russell M. Tate and wife, Mildred C. Tate by deed recorded in Book 1537, page 578, Register's Office, Davidson County, Tennessee; and being the same property conveyed from Russell M. Tate and wife, Mildred C. Tate to C. R. Dowlen and wife, Evelyn Ann Dowlen, by deed recorded in Book 2855, page 371, said Register's Office; and being the same property conveyed from C.R. Dowlen and wife, Evelyn Ann Dowlen, to Walter B. Williams and wife, Margie L. Williams by deed recorded in Book 2961, page 245, said Register's office: and being the same property conveyed from Walter B. Williams and wife, Margie L. Williams to Douglas H. Williams and wife, Bessie Williams, by deed recorded in Book 3029, page 396, said Register's Office; and being the same property conveyed from Douglas H. Williams and wife, Bessie Williams, to Denton Ratliff, by deed recorded in Book 3250 page 25, said Register's Office, and being the same property conveyed from Denton Ratliff and wife, Karen W. Ratliff, to Larry D. Dixon and wife, Bobbie H. Dixon, by deed recorded in Book 3981, page 413, said Register's Office; and being the same property conveyed from Larry D. Dixon and wife, Bobbie H. Dixon to Curtis D. Phillips and wife, Patricia A. Phillips by deed of record in Book 4836, page 512, said Register's Office; and being the same property conveyed from Curtis D. Phillips and wife, Patricia A. Phillips, to Bobby Reese Phillips by deed of record in Book 5012, page 146, said Register's Office, and being the same property conveyed from Bobby Reese Phillips and wife, Eva Mai Phillips to Sharon A. Womack by deed of record in Book 9430, page 530, said Register's Office; and being the same property conveyed from Sharron A. Pipkins f/k/a Sharon A. Womack to Sharon A. Pipkins and husband, Johnny E. Pipkins by deed of record in Instrument # 20081219-0121314, said Register's Office.

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the premises.

This is improved (_X__) property, known as 119 Hart Lane, Nashville, TN 37027 .

Witness my hand this 22 day of Oct, 20 09.

Johnny E. Pipkins

Grantor- Johnny E. Pipkins

Sharon A. Pipkins

Grantor- Sharon A. Pipkins

STATE OF TENNESSEE)
COUNTY OF Davidson)

Personally appeared before me, Johnny E. Pipkins and Sharon A. Pipkins, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand at office this 22 day of Oct, 2009.

Notary Public

My Commission Expires 8.9.10.

S. RANEE POLIS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER