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THIS INSTRUMENT WAS PREPARED FROM INFORMATION SUPPLIED BY THE PARTIES WITHOUT COUNSEL OR ADVICE AS TO LEGAL CONSEQUENCES OR TAX RELATED MATTERS. NO TITLE EXAMINATION OR SETTLEMENT HAS BEEN PERFORMED AND SMITH.SHOLAR.ASSOCIATES.PLLC. SHALL NOT BE RESPONSIBLE FOR ANY MATTER THAT COULD HAVE BEEN RESOLVED BY A TITLE EXAMINATION, SETTLEMENT, OR LEGAL AND/OR TAX RELATED COUNSEL.

CORRECTIVE QUITCLAIM DEED

Address New Owner:	Send Tax Bill To:	Map-Parcel Numbers
Johnny E. Pipkins	Same	Map 60 Parcel 58
117 Hart Lane		
Nashville TN 37221		

BILL GARRETT, Davidson County
Trans:T20090075895 DEEDQC
Recvd: 11/06/09 11:05 2 pgs
Fees:12.00 Taxes:0.00
20091106-0102835

THIS INSTRUMENT PREPARED BY:

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

STATE OF TENNESSEE
COUNTY OF Davidson

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

Affiant

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

Notary Public

My commission expires: 8.9.10

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 David E. Graves, Administrator for The Estate of Dorothy Louise Graves, "Grantor" by these presents, does hereby quitclaim and convey unto Johnny E. Pipkins and wife, Sharon A. Pipkins, "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 Walter Graves property as described in Deed Book 5507, Page 650 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, 90.00 feet to an iron rod set at the southeast corner of the James Ballentine property as described in Instrument 200606090068463 of Register's Office of Davidson County, Tennessee, the southwest corner of this tract; Thence leaving said right of way with Ballentine's east line, North 09 degrees 09 minutes 19 seconds East, 189.15 feet to an iron found; Thence, South 79 degrees 54 minutes 15 seconds East, 89.71 feet to an iron rod set at the northwest corner of Graves; Thence with Graves west line, South 09 degrees 04 minutes 19 seconds West, 189.69 feet to the point of beginning and containing 17017 square feet or .39 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 117 Hart Lane, Nashville, TN, which were recorded with the legal description of the property located at 119 Hart Lane, Nashville, TN- 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 Johnny E. Pipkins and Wife, Sharon A. Pipkins to David E. Grave, Administrator for the Dorothy E. Graves Estate being recorded simultaneously herewith): 20091106-0102834

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 Harold C. Meador and wife, Shelby Dean Meador, by deed recorded in Book 2855, page 271, said Register's Office; and being the same property conveyed from Harold C. Meador and wife, Shelby Dean Meador, to Reverend Robert Hill and William O. Johnson by deed recorded in Book 2884, page 155, said Register's office: and being the same property conveyed from Reverend William Robert Hill and William O. Johnson to Walter B. Williams and wife, Margie L. Williams, by deed recorded in Book 2961, page 350, said Register's Office; and being the same property conveyed from Walter B. Williams and wife, Margie L. Williams, to Joseph N. Daniel and wife, Claudia Daniel, by deed recorded in Book 3027 page 460, said Register's Office, and being the same property conveyed from Joseph N. Daniel and wife, Claudia Daniel, to Walter Eugene Graves and wife, Dorothy Louise Graves by deed recorded in Book 5507, page 650, said Register's Office; The same Walter Eugene Graves and Dorothy Louise Graves both having since died, he having pre-deceased her, Dorothy Louise Graves having since died intestate, and title vested in her living estate.

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

This is _x__improved property known as: 117 Hart Lane, Nashville, TN 37027

Witness my hand this 23rd day of October, 2009.

David E. Graves

Grantor: David E. Graves, Administrator of the Dorothy Louise Grave Estate

STATE OF Tennessee
COUNTY OF Davidson }

Personally appeared before me, the undersigned, a Notary Public in and of said County and State, the within named David E. Graves, Adminsitrator for the Estate of Dorothy Louise Graves, with whom I am personally acquainted, and who acknowledged that he or she executed the within instrument for the purposes therein contained, and who further acknowledged that he is the of the maker or constituent of the maker, and is authorized by the maker or by constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 23rd day of October, 2009.

My Commission Expires: 6-9-10

Notary Public

B. RANEE POLIS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY