BILL GARRETT, Davidson County
Trans:T20090086319 DEEDWARR
Recvd: 12/23/09 10:40 3 pgs
Fees:17.00 Taxes:0.00
20091223-0116717

THIS DOCUMENT PREPARED BY	This transfer is exempt from real estate transfer tax pursuant to T.C.A. §67-4-409(a)(3)(F).
JEFFREY MOBLEY Howard & Mobley, PLLC 200 31st Avenue, North, Suite 100 Nashville, Tennessee 37203 (615) 627-4444	

Address of new owner:	Send Tax Bills to:	Map-Parcel Numbers
Jean F. Maddox, Trustee 5806 Hillsboro Road Nashville, Tennessee 37215	SAME	Map 144 Parcel 043

CORRECTED WARRANTY DEED

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Elizabeth F. Maddox, being one and the same person as Jean F. Maddox, hereinafter called the Grantor, for the purpose of transferring the Grantor's entire ownership interest in the subject real property to a revocable inter-vivos (living) trust established by the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Jean F. Maddox, Trustee of The Jean F. Maddox Living Trust, established by the Revocable Trust Agreement of Jean F. Maddox, dated June 10, 2009**, as amended from time to time, and to her successors in trust, with full power to sell, transfer, mortgage and convey without signature of any beneficiary, hereinafter called the Grantee, and the Grantee's successors, heirs and assigns, all of the Grantor's right, title and interest in and to real property in the State of Tennessee more particularly described on Exhibit A attached hereto and incorporated herein by reference.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

This conveyance is subject to the following:

1. Current year's State and County taxes, which have been assumed by the Grantee.

2. Any matters of record.

TO HAVE AND TO HOLD the said real property herein conveyed, with the appurtenances, estate, title and interest thereto belonging, to the said Grantee, the Grantee's successors, heirs and assigns, forever; and the Grantor does covenant with the said Grantee that the Grantor is lawfully seized and possessed of said real property, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out: and the Grantor does further covenant and bind the Grantor, the Grantor's heirs, assigns and representatives, to warrant and forever defend the title to the said real property to the said Grantee, the Grantee's successors, heirs and assigns, against the lawful claims of all persons whomsoever.

This deed corrects the previous deed of record as Instrument No. 20090616-0056004. The previous deed failed to note that Elizabeth F. Maddox and Jean F. Maddox are one and the same person.

WITNESS my hand this 21st day of December, 2009.

Elizabeth F. Maddox

Elizabeth F. Maddox (a/k/a Jean F. Maddox)

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Elizabeth F. Maddox, a/k/a Jean F. Maddox, with whom I am personally acquainted, and who acknowledged that such person executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 21st day of December, 2009.

JULIA C. HUNT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires JAN. 7, 2013

My Commission Expires: _____

Julia C. Hunt
Notary Public

EXHIBIT A
Legal Description

LAND in Davidson County. Tennessee, being part of Lot No. 3 on the Plan of the Thomas Garrett Lands, as of record in Will Book 10, Page 3, County Court for said County and described according to a survey made by Barry Greer and Associates, Land Surveyors, dated October 26, 1979, as follows:

BEGINNING at an iron stake at the southeast corner of the property conveyed to Roger B. Burrus and wife, Mary Joyce N. Burrus, and being a point 309.60 feet from the easterly margin of Hillsboro Road; thence South 72 degrees 14' East 354.37 feet to an iron stake; thence South 83 degrees 06' East 442.30 feet to an iron stake; thence North 04 degrees 45' East 288.87 feet to an iron stake; thence North 85 degrees 00' West 300.01 feet to an iron stake; thence North 10 degrees 40' west 141.08 feet to an iron stake; thence North 61 degrees 32' West 169.78 feet to an iron stake; thence South 64 degrees 21' West 236.79 feet to an iron stake; thence South 22 degrees 41' West 292.50 feet to an iron stake, being the point of beginning and containing 5.94 acres, more or less.

TOGETHER with an easement 10 feet wide along the southerly line of a tract, 3 acres being conveyed to Roger B. Burrus and wife; and together with an access way or road, 40 feet wide crossing through said 3 acre tract, as shown on said survey.

SAID 40 foot access way is described as beginning on the easterly margin of Hillsboro Road, at the southwest corner of the Eugene Lewis Frazier property; thence along the easterly margin of said road, 43.5 feet to an iron pin; thence North 84 degrees 08' east 204.8 feet to a point; thence around a curve, 50 feet, more or less, to a point; thence in a southeasterly direction 108 feet to a point, being a point in the southeasterly margin of said 3.0 acre tract, and being a point 153.2 feet from the northeasterly corner of said 3.0 acre tract; thence along said southeasterly margin of South 64 degrees 40' West 45.3 feet to a point; thence leaving said southeasterly margin, northwesterly along a line parallel to the southerly line 40-foot access way to a point in the northerly margin of said 3.0 acre tract, and thence along the northerly margin of said Tract, South 84 degrees 8' West to the point of beginning.

BEING the same property conveyed by Warranty Deed to Elizabeth F. Maddox from Patty P. Wilkison and John E. Wilkison of record in Book 9316, Page 303, Register's Office for Davidson County, Tennessee. John E. Wilkison joins in this conveyance solely to convey any marital rights he may have in subject property.

ALSO BEING the same property conveyed by Jean F. Maddox to Jean F. Maddox, Trustee, by Warranty Deed of record as Instrument No. 20090616-0056004, Register's Office for Davidson County, Tennessee.

Elizabeth F. Maddox and Jean F. Maddox are one and the same person.

Description Reference: The description is the same as that used in the last deed prior to this transaction.

Said Property is conveyed, and Grantor's covenants of title are made subject to, the following matters: (i) applicable building and zoning laws; (ii) any state of facts as an accurate survey would disclose; (iii) such covenants and restrictions as do not materially interfere with Grantee's use of said property; (iv) property taxes; and (v) rights of others in and to said easements tracts.

This is improved property known as 5806 Hillsboro Road, Nashville, Tennessee 37215.