PREPARED BY:
PERRONE & YOUNG, ATTYS.
109 Westpark Drive, Suite 330
Brentwood, TN 37027

ROBIN S. EDWARDS STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ -0- .

Cindy O'Neil
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE, THIS THE 14th DAY OF January, 2010.

Robin S Edwards
NOTARY PUBLIC

My Commission expires: 2/26/2011

THIS INSTRUMENT PREPARED BY:
Gregory S. Perrone, PC
Attorney at Law 109 Westpark Drive Suite 330, Brentwood, TN 37027

NAME	ADDRESS	
NAME & ADDRESS OF PROPERTY OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBERS:
Hoyt Bell Family Limited Partnership	New Owner	092-13-36300
(NAME)	(NAME)	
2504 Westwood Avenue		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37212		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

BILL GARRETT, Davidson County
Trans: T20100003749 DEEDQC
Recvd: 01/20/10 12:14 3 pgs
Fees: 17.00 Taxes: 0.00

20100120-0004860

Quitclaim Deed

Deed of Correction

Whereas, John D. Denton, executed a Warranty Deed dated the 27th day of December, 2004, of record in Instrument #20050105-0001885, Register's office for Davidson County, Tennessee; and

Whereas, the said Warranty Deed contained an error in which Tract I was not included in the legal description for the property intended to be conveyed thereby; and Whereas said property having since been conveyed to Wells Fargo Bank, NA as Trustee by Substitute Trustee's Deed dated December 15, 2005 recorded January 3, 2006 of record in Instrument No. 20060103-0000065, Register's Office for Davidson County, Tennessee; and Whereas said property having since been conveyed to Hoyt Bell Family Limited Partnership by Special Warranty Deed dated March 31, 2006 recorded on April 3, 2006 of record in Instrument No. 20060403-0037203, Register's Office for Davidson County, Tennessee;

Whereas, the parties hereto wish to convey Tract I to the Hoyt Bell Family Limited Partnership;

Now, Therefore,

For and in Consideration of the sum of $1.00 cash in hand and paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, I

JOHN D. DENTON,

by these presents do hereby quitclaim and convey unto

HOYT BELL FAMILY LIMITED PARTNERSHIP

their heirs and assigns, all of their right, title and interest, in and to a certain tract or parcel of land, situated in Davidson County, Tennessee, described as follows, to wit:

This is improved property known as: **3304 Nevada Avenue, Nashville, TN 37209.**

See Exhibit "A" for legal description.

Witness our hands this 14th day of January, 2010.

John D. Denton

ACKNOWLEDGMENT:
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **John D. Denton**, with whom I am personally acquainted (or proved to me on the basis os satisfactory evidence), and who under oath acknowledged that they executed the foregoing instrument for the purposes and considerations therein contained.

Witness my hand and official seal, at office at Nashville, Tennessee on this 14th day of January, 2010.

Notary Public

My Commission Expires: 2/26/2011

ROBIN S. EDWARDS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Tract I:
Land in Davidson County, Tennessee, BEING the westerly 35 feet of Lot No. 98 on the Plan of Hortense Place, of record in Book 161, Page 167, Register's Office for Davidson County, Tennessee, Register's Office for Davidson County, Tennessee. described as follows:

Said part of Lot No. 98 fronts 335 feet on the northerly side of Nevada Avenue and runs back between parallel lines 150 feet to an alley.

Being the same property conveyed to John D. Denton by deed from The Estate of Mary Elizabeth Ellis, Dorothy E. Wilson and Vivian E. Johnson, Co-Executrixes, of record in Instrument No. 20021205-0149904, Register's Office for Davidson County, Tennessee.

Tract II:
Land in Davidson County, Tennessee, being the easterly 15 feet of Lot No. 99 on the plan of Hortense Place, of record in Book 161, Page 167, Register's Office for Davidson County, Tennessee, described as follows:

Said part of Lot No. 99 fronts 15 feet on the northerly side of Nevada Avenue and extends back between parallel lines 150 feet to an alley.

Being the same property conveyed to John D. Denton by deed from The Estate of Mary Elizabeth Ellis, Dorothy E. Wilson and Vivian E. Johnson, Co-Executrixes, of record in Instrument No. 20021205-0149904, Register's Office for Davidson County, Tennessee.