Prepared by:
Realty Title & Escrow Company, Inc.
5111 Maryland Way, Suite 210
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF Rutherford

The actual consideration or value, whichever is greater, for this transfer is $000.00

Aisha Hall
Affiant

Subscribed and sworn to before me, this 18th day of August, 2010.

Paige B. Mayercik
Notary Public
My commission expires: 11-21-2010

PAIGE B. MAYERCIK
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD
MY COMMISSION EXPIRES: NOVEMBER 21, 2010

04-0909-53597

Address of New Owner:	Send Tax Bills to:	Tax Information
Queen Johnson 1316 Pilgrim Drive Madison, TN 37115	Proficio Mortgage Ventures, LLC 105 E. Robinson St., #220 Orlando, FL 32801	042-07-0-A-148.00CO

WARRANTY DEED OF CORRECTION
(Reference Warranty Deed of record in Instrument No. 20100616-0046769, R.O.D.C., TN)

WITNESSETH:

WHEREAS, by Warranty Deed of record in Instrument No. 20100616-0046769, Register's Office for Davidson County, Tennessee, due to scrivener's error, the Grantor herein mistakenly conveyed certain land to Grantee herein in the capacity of the Executrix of the Estate of Fannie M. Armstrong, deceased, rather than in the capacities of being decedent's sole heir at law and Administratrix of the Estate of Fannie M. Armstrong; and

WHEREAS, it was and still is the intent of the Grantor to convey for the consideration previously tendered to and received by Grantor the property set forth in said Warranty Deed and hereinafter described;

WHEREFORE, Grantor desires to correct said errors in said Warranty Deed so as to effect the conveyance by Grantor in the proper capacities of the subject property to Grantee for the consideration previously tendered to and received by Grantor, as follows:

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, Vickie A. Thomas, individually and as Administratrix of the Estate of Fannie M. Armstrong, deceased, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Queen Johnson, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to- wit:

Land in Davidson County, Tennessee, being Lot No. 422, on the Plan of Heritage Square, Phase Four, of record in Book 6250, Page 178, Register's Office for said County, to which plan reference is hereby made for a more complete description.

BILL GARRETT, Davidson County
Trans:T20100052532 DEEDWARR
Recvd: 08/24/10 11:53 2 pgs
Fees:12.00 Taxes:0.00
20100824-0066924

Being the same property conveyed to Fannie M. Armstrong, unmarried, by deed from Kelvin E. Cranford and wife, Vera Cranford, dated October 25, 2004, recorded November 17, 2004, of record in Instrument No. 20041117-0138319, Register's Office for Davidson County, Tennessee. Fannie M. Armstrong died intestate May 8, 2009, her estate being probated in the Seventh Circuit Court for Davidson County, Probate Division, Docket No. 09P-1044. Vickie A. Thomas is decedent's sole heir at law and serves as Administratrix of her estate. Fannie A. Armstrong and Fannie Mae Waters-Armstrong are one and the same person.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 1316 Pilgrim Drive, Madison, Tennessee 37115.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

WITNESS our hands this 18 day of August, 2010.

Vickie A. Thomas

Vickie A. Thomas, Individually
and as Administratrix of the Estate of
Fannie M. Armstrong

STATE OF ~~TENNESSEE~~ New York
COUNTY OF New York

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Vickie A. Thomas, Individually and as Administratrix of the Estate of Fannie M. Armstrong, 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 in the capacities stated and for the purposes therein contained.

Witness my hand in New York City, TN, this 18 day of August, 2010.

Valentine M. Jones

Notary Public

My Commission expires: April 30, 2014

VALENTINE M. JONES
NOTARY PUBLIC, STATE OF NEW YORK
QUALIFIED IN KINGS COUNTY
REG. #01JO4965974
MY COMM. EXP. APRIL 30, 20