AFTER RECORDING PLEASE RETURN TO:
Lawyer's Escrow Service Inc.
2021 Richard Jones Rd., Suite 220
Nashville, TN 37215

DEED OF CORRECTION

FROM: Eileen Buerger a/k/a Eileen Ellison)
)
)
)
GRANTOR,)
)
)
TO: ROSS D. EDWARDS)
)
)
)
GRANTEE.)

THIS INSTRUMENT PREPARED BY:
MICHAEL J. PHILBIN, P.C.
2021 RICHARD JONES ROAD, STE 220
NASHVILLE, TENNESSEE 37215

BILL GARRETT, Davidson County
Trans:T20100061846 DEEDWARR
Recvd: 10/01/10 07:49 3 pgs
Fees:17.00 Taxes:0.00
20101001-0078132

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	M&P
ROSS D. EDWARDS	ROSS D. EDWARDS	117-13-B-1CO
(NAME) 140 ABBOTTSFORD	(NAME) PO BOX 120339	
(ADDRESS)	(ADDRESS)	
NASHVILLE, TN 37215	NASHVILLE, TN 37212	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

This Deed of Correction is made on this 17th day of August, 2010, by and between Eileen Buerger a/k/a Eileen Ellison, hereinafter referred to as "Grantor" and Ross D. Edwards, hereinafter referred to as "Grantee".

This Deed of Correction has been prepared for the purpose of correcting an inadvertent error setforth in the property description of a prior Warranty Deed ("Prior Warranty Deed") naming Eileen Buerger a/k/a Eileen Ellison, as Grantor, and Ross D. Edwards as Grantee, said Prior Warranty Deed having been recorded as Instrument No. 20091203-0110627 Register's Office for Davidson County, Tennessee.

The inadvertent error contained in the property description of the Prior Warranty Deed recited that Lot No. 150 was being conveyed and in fact the correct Lot number for the lot being conveyed was Lot No. 140.

NOW, THEREFORE, in consideration of the premises, the Grantor, Eileen Buerger a/k/a Eileen Ellison, does hereby bargain, sell and convey into the Grantee, Ross D. Edwards, his successors and assigns, certain real property situated in Davidson County, Tennessee, more particularly described as follows:

BEING a certain building site identified as Lot No. 140 on the Plan of Abbottsford of record in Plat Book 6250, pages 419 through 421, amended in Book 6638, page 371; Book 6749, page 189; Book 6771, page 683 and Surveyor's Certificate of Correction in Book 6800, page 164, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Eileen Buerger by Deed from Edward Howard Williams, C0-Trustee and wife, Dorothy L. Williams, Co-Trustee and of Dorothy L. Williams and Living Trust of record in Book 11537, page 359 Register's Office for Davidson County, Tennessee. The said Eileen Buerger is now known as Eileen Ellison.

The subject property is improved property known as 140 Abbottsford, Nashville, TN 37215.

TO HAVE AND TO HOLD said tract or parcel of land with the appurtenances, hereditaments, estate, title, and interest thereto belonging to Grantee, his successor and assigns, forever. Grantor covenants that, subject to the matters set forth above, she is lawfully seized and possessed of said land in fee simple, and has a good right to convey it, and that same is unencumbered.

Grantor further covenants and binds herself and her successors and assigns to warrant and forever defend the title to said land to Grantee, his successors and assigns, against the lawful claims of all persons whomsoever.

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

IN WITNESS WHEREOF the Grantor and Grantee have executed this Deed of Correction, it being their intent that its effective date shall be the 2nd day of December, 2009. The Grantee has executed this Deed of Correction for the purpose of acknowledging the correction of the Lot No. setforth in the legal description.

Grantor:

Eileen Buerger

Eileen ~~Braeger~~ Buerger a/k/a Eileen Ellison

Grantee:

Ross D. Edwards

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Ross D. Edwards, as Grantee, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 23 day of Sept, 2010.

My Commission Expires: SHANNON PHILBIN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN. My Commission Expires JULY 5, 2011

Notary Public

STATE OF Tennessee)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Eileen ~~Brueger~~ Brueger a/k/a Eileen Ellison, as Grantor, the within named bargainor, 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 for the purposes therein contained.

Witness my hand and official seal this 17th day of August, 2010.

My Commission Expires: 01/28/2014

Notary Public

PATRICIA M. NEELY STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF SUMNER

THIS INSTRUMENT PREPARED BY:

MICHAEL J. PHILBIN, ESQUIRE
MICHAEL J. PHILBIN, P.C.
2021 RICHARD JONES ROAD
SUITE 220
NASHVILLE, TN 37215