BILL GARRETT, Davidson County
Trans:T20100071016 DEEDWARR
Recvd: 11/09/10 08:54 3 pgs
Fees:17.00 Taxes:0.00
20101109-0089732

ADDRESS OF NEW OWNER &
SEND TAX BILLS TO:
THOMAS JASON ZIMMER AND
KATHERINE ANN GANGJI
3518 Earhart Road
Mr. Juliet, TN 37122

THIS INSTRUMENT WAS PREPARED BY:
KELLY & SMITH
LAW OFFICES
GALLATIN, TENNESSEE 37066

MAP 110, PARCEL 118

CORRECTION WARRANTY DEED

WHEREAS by deed dated August 27, 2010 and of record as Instrument No. 20100831-0068896, Register' s Office of Davidson County, Tennessee, **PAMELA L. COX** conveyed certain tracts or parcels of land to **THOMAS JASON ZIMMER AND KATHERINE ANN GANGJI,** and

WHEREAS, the legal descriptions are incorrect, in that only Tract No. 1 should have been conveyed; and

NOW FOR AND IN CONSIDERATION of the sum of TEN ($10.00) DOLLARS, cash in hand paid and for the purpose of correcting said error, the receipt of all of which is hereby acknowledged, I, **PAMELA L. COX** have this day bargained and sold and by these presents do hereby convey unto **THOMAS JASON ZIMMER AND KATHERINE ANN GANGJI**, their heirs and assigns, the following described lot or parcel of land as follows:

> BEGINNING at a point in the center of Earhart Road, said point being South 16 deg. 22 min. East 382.8 feet from the intersection of the center line of Earhart Road and Hessey Road; thence with the center of said Earhart Road South 16 deg. 22 min. East 147 feet to a point; thence South 86 deg. 25 min. West 968.00 feet to a point; thence North 4 deg.15 min. East 140 feet to a point; thence northwardly.13.71 feet; thence South 87 deg. 18 min. East 669.76 feet, more or less to an iron pin; thence South 16 deg. 22 min. East 38.21 feet to an iron pin; thence North 77 deg. 13 min. East 240.47 feet to an iron pin, being point of beginning and containing 3.0 acres, more or less, according to a survey description dated December 20, 1965, Hickerson & Smith Engineering Co.
>
> Being the same property conveyed to Charles T. Cox and wife, Pamela L. Cox by deed from James R. Simmons and wife, Linda F. Simmons dated November 2, 1994 of record in Book 9511, page 169, Register's Office of Davidson County, Tennessee.

TO HAVE AND TO HOLD the above described tract or parcel of land, together with all the improvements thereon and the appurtenances thereunto belonging, unto the said

GRANTEES, their heirs and assigns, in fee simple forever.

I COVENANT with the said GRANTEES that I was lawfully seized and possessed of the above described tract or parcel of land, that I had a good right to convey same, and that the same is unencumbered, EXCEPT for 2010 real estate taxes which are to be pro-rated and assumed by the GRANTEES, applicable zoning and building regulations and all visible easements.

I FURTHER COVENANT with the said GRANTEES and bind myself, my heirs and legal representatives, to warrant and forever defend the title to said tracts or parcels of land, unto the said **GRANTEES**, their heirs and assigns, against all lawful claims of all persons whomsoever; EXCEPT as herein above set forth.

WITNESS my hand this the 5 day of November, 2010.

Pamela L. Cox

PAMELA L. COX

STATE OF TENNESSEE

COUNTY OF SUMNER

PERSONALLY appeared before me, the undersigned, a Notary Public in and for said County and State, the within named PAMELA L. COX, the bargainor, with whom I am personally acquainted and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Gallatin, Tennessee, this the 5 day of November, 2010.

Vicki Grantham

NOTARY PUBLIC

MY COMMISSION EXPIRES: 6-19-12

VICKI GRANTHAM
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Comm. Exp. 6-19-2012

OATH

STATE OF TENNESSEE

COUNTY OF SUMNER

I, or we, hereby swear or affirm that the actual consideration for this transfer or value of

the property transferred, whichever is greater is **$0.00 (Correction Deed)**, which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

Sandra F. Ketchum

AFFIANT

SUBSCRIBED and sworn to before me, this the 5 day of November, 2010.

NOTARY PUBLIC

MY COMMISSION EXPIRES: 6-19-12

VICKI GRANTHAM
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Comm. Exp. 6-19-2012