BILL GARRETT, Davidson County
Trans:T20110001925 DEEDWARR
Recvd: 01/10/11 11:16 3 pgs
Fees:17.00 Taxes:0.00
20110110-0002637

THIS INSTRUMENT PREPARED BY:
Warranty Title Company
2401 Memorial Blvd.
Springfield, TN 37172

NEW OWNER IS:
Linda D. Stewart
1960 Waterford Drive
Old Hickory, TN 37138

SEND TAX BILLS TO:
SAME

Map and Parcel No.: 063-00-0-213.00

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $ -0-. No recordation tax due pursuant to T.C.A 67-4-409(a)(6)(B).

Cari Allen
AFFIANT

Subscribed and sworn to before me this 7th day of January, 2011.

My Commission Expires: 10-18-2011

Sonya M Branham
Notary Public

SONYA M. BRANHAM STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

DEED OF CORRECTION

WARRANTY DEED

WHEREAS, a Warranty Deed dated May 19, 2008 and conveying the within described property to Linda D. Stewart, unmarried, has previously been executed and put of record in Instrument Number 20080522-0052626, Register's Office for Davidson County, Tennessee; and,

WHEREAS, the said Warranty Deed was deficient or contained errors in that the legal description is missing an easement

and

WHEREAS the parties execute this Deed of Correction for the purpose of correcting the errors and deficiencies in the above described instrument.

NOW, THEREFORE, FOR AND IN CONSIDERATION of the sum of One and No/100 Dollars ($1.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged WE, Robert J. Beck and Sharon A. Beck, hereinafter referred to as Grantor, have bargained and sold, and by these presents transfer and convey unto the said Linda D. Stewart, unmarried, hereinafter referred to as Grantee, their heirs and assigns, that certain tracts or parcels of land in Davidson County, State of Tennessee, described as follows, to-wit:

SEE ATTACHED EXHIBIT "A"

TO HAVE AND TO HOLD the said tracts or parcels of land with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs and assigns, forever.

The Grantor does covenant with the said Grantees that the Grantor is lawfully seized and possessed of the said tract and parcel of land in fee simple, and has a good right to convey same and that same is unencumbered, except as indicated.

The Grantors do further covenant and bind themselves and their heirs and representatives to warrant and forever defend the title to the said tract or parcel of land to the said Grantees, their heirs and assigns against the lawful claims of all persons whomsoever.

WITNESS our hands this 7th day of January, 2011.

Robert J. Beck

Linda D. Stewart

Sharon A. Beck

ACKNOWLEDGEMENT

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared Robert J. Beck and Sharon A. Beck with who I am personally acquainted or has proven to me on the basis of satisfactory evidence and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal on this the 7th day of January, 2011.

My Commission Expires: 10-18-2011

Notary Public

SONYA M. BRANHAM STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared Linda D. Stewart with who I am personally acquainted or has proven to me on the basis of satisfactory evidence and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal on this the 7th day of January, 2011.

My Commission Expires: 10-18-2011

Notary Public

SONYA M. BRANHAM STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

File No.: 20080276

EXHIBIT A

Property in the Eleventh Civil District of Davidson County, Tennessee, described according to a survey by Barry Greer, Surveyor, dated August 18, 1988, and described as follows: Beginning at a point 405.08' westerly of the Southwesterly margin of Neely's Bend Road (the point of beginning and the Southeast corner of property conveyed to J. M. Beck of record in Book 1392, Page 249, Register's Office for Davidson County, Tennessee); thence along the southerly line of the J. M. Beck property S 76° 39' 16" W 88.09 feet to a concrete monument; thence S 74° 17' 37" W 172.29 feet to a 26-inch cedar tree; thence S 89° 58' 35" West 303.47 feet to an existing fence post; thence S 70° 31' W 27.51 feet to an existing fence post; thence N 78° 52' 39" W 174.97 feet to an existing fence post; thence N 87° 51' 54" W 211.10 feet to a point; thence N 03° 31' 44" E 195.59 feet to a point; thence S 68° 31' 12" E 328.90 feet to a point; thence North 52° 27' 16" E 321.48 feet to a point; thence North 30° 12' 30" E 181.74 feet to a point; thence S 88° 37' 44" E 146.36 feet to an iron pin; thence S 21° 25' 21" E 418.51 feet to the point of beginning.

The following easement for ingress and egress is also conveyed to the Grantees, to-wit: Beginning at a point on the Southwesterly margin of Neely's Bend Road (the Southeast corner of the property conveyed to J. M. Beck of record in Book 1392, Page 249, Register's Office for Davidson County, Tennessee) thence along the southerly line of the J. M. Beck property S 76° 39' 16" W 405.08 feet to the point of beginning of the above described property; thence N 21° 25' 21" W 25.25 feet; thence North 76° 39' 16" E 410.13 feet to the westerly right-of-way of Neeley's Bend Road; thence in a southerly direction with the westerly right-of-way of Neeley's Bend Road 25.05 feet to the point of beginning.

Subject to a 50-foot easement as set forth in Deed filed of record in Book 7678, Page(s) 69-71, said Register's Office.

BEING all of the same property conveyed to Robert J. Beck by Quitclaim Deed from Mary G. Beck, a widow, dated October 7, 1988 and filed of record in Book 7678, Page 69, Register's Office for Davidson County, Tennessee.