BILL GARRETT, Davidson County
Trans:T20110032158 DEEDWARR
Recvd: 05/31/11 13:56 3 pgs
Fees:17.00 Taxes:0.00
20110531-0041334

This Instrument Prepared By:
Mark A. Ellmore, Attorney at Law
1909 Lebanon Pike
Nashville, TN 37210

Address of New Owner:	Send Tax Bills To:	Map and Parcel Number
Barbara K. Galbraith 7010 Bonnacrest Drive Hermitage, TN 37076	SAME	Map 75-9 Parcel 15

DEED OF CORRECTION

This Deed of Correction executed and agreed to on the date hereof by and among Ruth B. Davis, Grantor and Barbara K. Galbraith, Grantee.

WHEREAS, Ruth B. Davis and James T. Davis, Sr. as Grantors conveyed to Barbara K. Galbraith and James T. Davis, Jr. as tenants by the entirety, as Grantees, a certain property located in Davidson County, Tennessee and more particularly described as follows:

LAND in Davidson County, Tennessee, being Lot No. 589 on the Plan of Hermitage Hills, Section VI, a plat of record in Book 3300, Page 10, Register's Office of Davidson County, Tennessee and described as follows:

BEGINNING at a point in the westerly margin of Bonnafield Drive, the common front corners of lots Nos. 589 and 590; thence with the line between said lots nos. 589 and 590, westwardly 119.67 feet to a concrete monument at the common rear corners of lots Nos. 588, 589, and 560; thence with the line between Lots Nos. 588 and 589, 100.77 feet to a point in the southerly margin Bonnacrest Drive; thence with said margin of said Bonnacrest Drive, 112.66 feet to a concrete monument at the beginning of a curve having a radius of 25 feet; thence around said curve in a right arc, 39.27 feet to a concrete monument in the westerly margin of Bonnafield Drive; thence with the said margin of said Drive, 82.60 feet to the point of beginning.

BEING the same real property devised ½ each unto James T. Davis, Sr. and Ruth B. Davis, by the Will of Mabel Flossie Welch Davis, of record in Will Book 220, Page 727, Probate Court Clerk's Office for Davidson County, Tennessee and of record in Book 11066, Page 130, Register's Office of Davidson County, Tennessee, and being the same real property quitclaimed by James T. Davis Sr. and Ruth B. Davis to James T. Davis Sr. and wife, Ruth B. Davis (to create a tenancy by the entirety) of record in Book 11066, Page 132, Register's Office of Davidson County, Tennessee.

This is improved property known as 7010 Bonnacrest Drive, Hermitage TN 37076

WHEREAS, the deed contained no date of sale for the Grantors' signatures, the notary acknowledgement, or the oath of attestation regarding the consideration or value; and

WHEREAS, the deed specifies no identifiable Grantee(s) in the conveyance language of the instrument; and

WHEREAS, Grantor James T. Davis, Sr. died on April 11, 2002 and Grantee James T. Davis, Jr. died on January 5, 2003;

NOW THEREFORE, in consideration of ten dollars ($10.00) cash in hand paid by said Grantee, the receipt of which is hereby acknowledged by said Grantor, and other good and valuable consideration the receipt of which is hereby acknowledged; the original Warranty Deed recorded in Book 11630, Page 153, Register's Office of Davidson County, Tennessee, is corrected as follows:

1.) The Grantor shall be identified as Ruth B. Davis, a widow; and

2.) The Grantee shall be identified as Barbara K. Galbraith, a widow; and

3.) The oath of attestation regarding consideration or value shall be corrected as follows:

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater for this transfer is $90,000.00.

Jenny York
Affiant

Sworn and subscribed before me, a notary public in said county and state the forgoing Jenny York at Nashville, Tennessee on May 16, 2011.

MARK A. ELLMORE JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

Notary Public at Large
Commission expires: 3-3-14

4.) The corrected signature block for the Grantor's signature shall be May 16, 2011. It shall read as follows:

"In witness whereof, Ruth B. Davis, the Grantor has signed this document and hereby sets my hands on May 16, 2011. Grantor James T. Davis, Sr. presently being deceased."

5.) The notary acknowledgment for the Grantor's signature is hereby corrected as follows:

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State the within named Ruth B. Davis with whom I am personally acquainted or who satisfactorily identified herself to me and did swear to and subscribe the same; and did acknowledge that she executed the same as her free act and deed for the purposes therein contained.

Witness my hand and official seal this 16th day of May, 2011.

MARK A. ELLMORE JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

Notary Public at Large
Commission expires: 3-3-14

6.) The conveyance language in the first paragraph shall be corrected as follows:

"For and in consideration of the sum of Ninety Thousand ($90,000.00) Dollars, paid to Grantors by Grantees, Grantor Ruth B. Davis has this day bargained and sold and does hereby transfer and convey unto Barbara K. Galbraith, Grantee, her heirs and assigns, certain real estate in Davidson County, Tennessee as follows:"

7.) The address information at the top of the Warranty Deed shall be corrected as follows:

From: Ruth B. Davis, Grantor
To: Barbara K. Galbraith, Grantee
Address: 7010 Bonnacrest Drive, Hermitage, TN 37076

All other terms and provisions of the original Warranty Deed recorded in Book 11630, Page 153, Register's Office of Davidson County, Tennessee on August 23, 1999, shall remain in full force and effect.

WITNESS my hands on this the 16th day of May, 2011.

Barbara K. Galbraith
Barbara K. Galbraith
Grantee

Ruth B. Davis
Ruth B. Davis
Grantor

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Barbara K. Galbraith, Grantee and Ruth B. Davis, Grantor, known to be the person (or proved to me on the basis of satisfactory evidence) whose name is subscribed to the foregoing instrument, acknowledged to me that she executed for the purposes and consideration therein expressed.

WITNESS my hand and official seal this the 16th day of May, 2011.

Notary Public at Large
Commission expires: 3-3-14

MARK A. ELLMORE JR.
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.