SEND TAX BILLS TO:
Ray Thaxton
3070 New Cut Rd
Springfield, TN 37172

THIS INSTRUMENT PREPARED
Jerome M. Converse
Attorney at Law
Springfield, Tennessee

NO TITLE SEARCH
FROM INFORMATIC
PROVIDED BY GRA

BILL GARRETT, Davidson County
Trans:T20110048115 DEEDWARR
Recvd: 08/05/11 14:32 6 pgs
Fees:32.00 Taxes:0.00
20110805-0060547

Frankie Fletcher, Register
Robertson County Tennessee
Rec #: 205772 Instrument #: 239057
Rec'd: 30.00 Recorded
State: 0.00 8/3/2011 at 1:32 PM
Clerk: 0.00 in Record Book
Other: 2.00 1426
Total: 32.00 Pgs 640-645

Davidson County Assessor Office
Map No. 1
Parcel No. 1

Robertson County Assessor Office
Map 130
Parcel 167 (001)

DEED OF CORRECTION

THIS DEED OF CORRECTION, made this the 19th day of July, 2011, by and between DOUG MARTINSON, JR. CONSERVATOR for RUSSELL D. EDGERTON, JR., an unmarried man,, hereinafter referred to as the Grantor, and JESSE RAY THAXTON and wife, HELEN F. THAXTON, hereinafter referred to as the Grantees;

WITNESSETH:

WHEREAS, a deed was executed between Russell D. Edgerton, Jr. and the Grantees on the 5th day of December, 2006, and recorded in the Register's Office for Davidson County, Tennessee, on the 9th day of January, 2007, as instrument no. 20070109-0003943, and in the Register's Office for Robertson County, Tennessee, on the 12th day of January, 2007, of record in Record Book 1163, Pages 822-824; and

WHEREAS, said Deed contained a mutual mistake, that the property description failed to provide a complete and accurate description of the total property being conveyed/purchased; and

WHEREAS, since the execution of the said Deed, Russell D. Edgerton, Jr. has been adjudicated incompetent; DOUG MARTINSON, JR. has been appointed as Conservator for the Grantor by the Madison Co, AL Probate Court in the case of Russell D. Edgerton Docket No. 54115; and

the said Conservator has authority to execute this Deed of Correction.

WHEREAS, the Grantor is executing this Deed of Correction to correct the aforesaid deed to include a complete and accurate description of all of the real estate purchased by the Grantees.

NOW, THEREFORE, the said Grantor, for and in the same consideration set forth in the aforesaid previous Deed of record in the Register's Office for Davidson County, Tennessee, on the 9th day of January, 2007, as instrument no. 20070109-0003943, and in the Register's Office for Robertson County, Tennessee, of record in Record Book 1163, Pages 822-824, and the said Grantor not having asked for nor received any additional consideration, has bargained and sold, and does by these presents hereby bargain and sell unto the said Grantees, survivor and assigns, all of my right, title and interest in and to a certain tract or parcel of land located in the 16th Civil District of Robertson County, Tennessee, being more particularly described as follows, to-wit:

The following paragraph describes a tract of land in the 14th Civil District of Robertson County, Tennessee, said tract being that property which was conveyed to Jesse Ray Thaxton, et ux, by Russell D. Edgerton, Jr., in a deed of record which is recorded in Instrument No. 200701090003943, Register's Office for Davidson County, Tennessee, (RODCT).

Beginning at a point in the center of U.S. Highway #431, marked by a witness pin (new), in the westerly margin of said highway, the southeast corner of this tract and continuing, as follows:
S 79° 34' 08" W, passing a witness pin (new), the northeast corner of a tract of land which belongs to Michael G. O'Brien, having a deed reference in Deed Book 4802, Page 48, RODCT, and continuing in all 115.46 feet, to an iron pin (new), in the northerly boundary of said tract of land which belongs to Michael G. O'Brien;
thence with the northerly boundary of said tract of land which belongs to Michael G. O'Brien, and continuing, as follows:
N 77° 25' 52" W, 610.00 feet to an iron pin (new);
thence, N 05° 04'08" E, 83.00 feet to an iron pin (new);
thence, N 77° 25'52" W, 223.00 feet to an iron pin (new), in the northerly boundary of said tract of land which belongs to Michael G. O'Brien, the southeast corner of a tract of land which belongs to Pebblebrook, having a deed reference in Record Book 616, Page 461, RORCT;
thence, N 03°55'12" E, passing a witness pin (new), and continuing in all 236.43 feet to a point in the center of Sycamore Creek, marked by a witness pin (new) on the southerly bank of said creek;
thence with the center of Sycamore Creek, as follows:
N 68° 50'36" E, 111.65 feet;

thence, N 64° 39'53" E, 153.54 feet;
thence, N 63° 38'33" E, 183.35 feet;
thence, N 66° 43'59" E, 142.28 feet;
thence, N 74° 47'28" E, 99.26 feet to a point in the center of U.S. Highway # 431, marked by a witness pin (new), on the southerly bank of Sycamore Creek, in the westerly margin of the U.S. Highway # 431;
thence, S 19° 47'40" E, 795.57 feet, to the point of beginning, containing **9.80 acres**, as surveyed by Steven E. Artz, Tennessee License No. 1708, d/b/a, Steven E. Artz & Associates, Inc., 4779 Highway 41 North, Springfield, Tennessee 37172, dated May 5, 2011.

Note: The above described tract of land is subject to a portion of the right-of-way of U.S. Highway #431, as shown on the plat, this survey.

The above described tract of land may be found on Tax Map 1, Parcel 1, in the Tax Assessor's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the premises aforesaid, together with all the appurtenances and immunities thereto pertaining, unto the said Grantees, survivor and assigns, forever. The said Grantor covenants with the Grantees, survivor and assigns: (1) That he was lawfully seized in fee of said premises on the date of the original deed; (2) That he had a good and perfect right to make this conveyance on the date of the original deed; (3) That said premises were unincumbered on the date of the original deed; (4) That he will warrant and defend the title in and to said land against the lawful claims and demands of all persons whomsoever.

IN WITNESS WHEREOF, the said Grantor has hereunto set his hand and seal the day and year first above written.

DOUG MARTINSON, JR.
Conservator, acting on and behalf
the Ward, RUSSELL D. EDGERTON, JR.

STATE OF Alabama)
COUNTY OF Madison)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, DOUG MARTINSON, JR., who is personally known to me (or proved to me on the basis of satisfactory evidence) and who acknowledged himself to be Conservator, acting on and behalf of the Ward, RUSSELL D. EDGERTON, JR., the within named Grantor, and, being authorized so to do, executed the foregoing instrument by signing his name as such Conservator on behalf of the said Grantor.

WITNESS my hand and official seal of office this 19 day of July, 2011.

NOTARY PUBLIC

My Commission Expires: 2-23-17

ANDREW M. SIEJA NOTARY PUBLIC ALABAMA STATE AT LARGE

STATE OF TENNESSEE)
COUNTY OF Robertson)

I hereby swear or affirm that the actual consideration for this transfer, or value of property or interest in property transferred, whichever is greater, is $ 0, which amount is equal to or greater than the amount which the property or interest in property transferred would command at a fair and voluntary sale.

Ray Thornton
AFFIANT

SUBSCRIBED and SWORN to before me this the 3RD day of August, 2011.

Lee Ann Moran
NOTARY PUBLIC/Register

My Commission Expires: 3-5-2014

LEEANN MORAN STATE OF TENNESSEE NOTARY PUBLIC ROBERTSON COUNTY

IN THE PROBATE COURT FOR MADISON COUNTY, ALABAMA

In The Matter of the Estate of:
Russell D. Edgerton, Jr., an incapacitated person

Case No.: 54115

ORDER AUTHORIZING CONSERVATOR TO EXECUTE DEED OF CORRECTION

The Conservator having filed with this Court a Motion to Execute Deed of Correction, requesting authorization to execute a deed of correction, a copy of which was filed with this Court, to Jesse Ray and Helen F. Thaxton, for the sole purpose of correcting the legal description of the real property conveyed to them by Russell D. Edgerton, Jr., before the declaration of incompetence by this Court.

The Court having set this matter for hearing on July 19, 2011 and appointing Bruce Schrimsher, Esq., as Guardian ad Litem for the Ward, and said Conservator and Guardian ad Litem being present at said hearing; and no objection having been filed or stated in open court; the Court is of the opinion said Motion should be granted; It is therefore,

ORDERED, ADJUDGED and DECREED by this Court that Douglas C. Martinson, II, as Conservator for Russell D. Edgerton, Jr., an incapacitated person, is hereby authorized to execute the Deed of Correction filed with this Court. It is further,

ORDERED, ADJUDGED and DECREED by this Court that attorneys' fees to Martinson & Beason, P.C. in the amount of $684.50 which have been paid from the conservatorship funds of the Ward, are hereby approved, and in addition, the sum of $346.25 still due on this matter to Martinson & Beason, P.C. is hereby approved; and that fees to the Guardian ad Litem, Bruce Schrimsher, Esq., in the amount of $ 225.00 are hereby approved and should be paid from the conservatorship funds of the Ward.

Done this 19th day of July, 2011.

Tommy Ragland
Judge of Probate

STATE OF ALABAMA
MADISON COUNTY

I, Tommy Ragland, Judge of Probate in and for the County and State aforesaid, hereby certify that the within and foregoing is a true and correct copy of Order Authorizing Conservator to Execute Deed of Correction for the Estate of Russell D. Edgerton, Jr., case no. 54115, as the same appears of record in my office.

Given under my hand and seal of office this the 28th day of July, 2011.

Tommy Ragland
Judge of Probate

