BILL GARRETT, Davidson County
Trans:T20110064581 DEEDQC
Recvd: 10/17/11 09:07 3 pgs
Fees:17.00 Taxes:0.00

20111017-0080307

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is $ 0.00

Affiant

Subscribed and sworn to before me this 30 day of Sept., 2011.

Notary Public

My Commission expires: 12-3-14

AMANDA SULLIVAN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

This instrument was prepared by:
John A. Beam, III
Equitus Law Alliance, PLLC
709 Taylor Street
P.O. Box 280240
Nashville, TN 37228

Address New Owner as Follows:

Howard F. Gehrig, Jr.
3810 Picture Ridge Terrace
Nashville, TN 37216

Send Tax Bills To:

Howard F. Gehrig, Jr.
3810 Picture Ridge Terrace
Nashville, TN 37216

Map-Parcel Numbers:

06100002600

DEED OF CORRECTION

WHEREAS a Quitclaim Deed was recorded on December 28, 2005, as Instrument Number 20051228-0154637, in the Register's Office for Davidson County, Tennessee for the property described below; and

WHEREAS, said Quitclaim Deed contained an incorrect legal description for the property to be conveyed;

WHEREAS, Howard Gehrig and wife, Betty Gehrig, are the current owners of record of the improved property described below (the "Property");

WHEREAS, Howard Gehrig died on November 19, 2003, and said Property passed to his wife, Betty Gehrig by operation of law;

WHEREAS, Betty Gehrig died testate on June 15, 2005 and her Last Will and Testament was duly probated in the Seventh Circuit Court for Davidson County, Tennessee, Probate Division, as Case No. 05P1895;

WHEREAS, said Property passed equally to Betty Gehrig's four children, Howard F. Gehrig, Jr., Mary Jean Karnes, Randy R. Gehrig, and Aprille Stinson, in accordance with the terms of Betty Gehrig's Last Will and Testament;

WHEREAS, the undersigned desires to assign and quitclaim her interest in the Property to Howard F. Gehrig, Jr.

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS that Mary Jean Karnes, for and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, the receipt of which is hereby acknowledged, has bargained and sold, and does hereby convey, remise, release and forever quitclaim unto Howard F. Gehrig, Jr., his heirs, successors and assigns, her entire right title and undivided one-fourth (¼) interest in and to a certain tract or parcel of land in the 12th, formerly the 17th, Civil District of Davidson County, Tennessee, described as follows:

A tract of land in the 12th, formerly the 17th Civil District of Davidson County, Tennessee, described according to a survey made by Stephen A. Draper, Surveyor, dated May 24, 1962, as follows:

BEGINNING at a point, which is the northmost corner of an 4.69 acre tract conveyed to W. B. Williams by deed of record in Book 3398, page 215, Register's Office for said County, and known as Tract No. II; thence in a northeasterly line North 10 deg. East 423 feet to a point; thence in a southeasterly line South 55 deg. 50' East 823.5 feet to a point; thence in a southwesterly line South 39 deg. West 266 feet to a point; thence in a southerly direction 209 feet to a point in the center of a 50 foot roadway leading to Ben Allen Road; thence in a northwesterly line North 38 deg. West 125 feet to a point; thence North 41 deg. West 90 feet to a point; thence North 55 deg. 04' West 70 feet to a point; thence North 60 deg. West 70 feet to a point; thence North 63 deg. 05' West 140 feet to a point; thence North 57 deg. 50' West 257 feet to the point of beginning, containing 6.38 acres more or less.

INCLUDED IN THE ABOVE DESCRIPTION BUT EXCLUDED from this transfer is certain real property previously conveyed to the Metropolitan Government of Nashville and Davidson County, by Warranty Deed dated October 24, 1986, of record in Bok 7019, Page 948, and described as follows:

BEING a part of a tract of land in the 17th Civil District of Davidson County, Tennessee, and being more particularly described as follows:

BEGINNING at a point in the Howard Gehrig, Et. Ux, property, said point being S 63° 22' 28.9" E, 211.161 feet from a southeast corner of the Katai, Inc., property, of record in Book 6088, Page 312, R.O.D.C., Tennessee; thence N 46° 57' 21" E, 100 feet, to a point in the Howard Gehrig, Et Ux, property, said point being S 84° 14' 52.7" E, 263.176 feet from the aforesaid southeast corner of the Katai, Inc., property, of record in Book 6088, Page 312, R.O.D.C., Tennessee; thence S 43° 02' 39" E, 150 feet to a point in the Howard Gehrig, Et Ux, property; thence S 46° 57' 21" W, 100 feet to a point in the Howard Gehrig, Et Ux, property; thence N 43° 02' 30" W, 150 feet to the point of beginning, containing approximately .35 acres.

BEING a portion of the same land conveyed to Howard Gehrig (deceased) and wife, Betty Gehrig (deceased), from George W. Nickins and wife, Melvin Tate Nickins, by Warranty Deed dated July 11, 1962, of record in Deed Book 3404, Page 407, in the Register's Office for Davidson County, Tennessee.

THIS is improved property known as: 3810 Picture Ridge Terrace, Nashville, Tennessee 37216.

This instrument and the interest hereby released and quitclaimed are subject to such limitations, restrictions and encumbrances as may affect the premises.

WITNESS my hand this 30 day of Sept, 2011.

Mary Jean Karnes

STATE OF TENNESSEE)
)
COUNTY OF Williamson)

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Mary Jean Karnes, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, this 30 day of Sept, 2011.

Notary Public

My Commission expires: 12.3.14

AMANDA SULLIVAN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

The legal description and how title to the property is vested have been furnished to the draftsman by the Grantor, by third parties or from the record. No examination of title has been undertaken by the draftsman hereof, and no representations or warranties as to the state of title of the subject property are made. The draftsman assumes no liability as to the accuracy thereof. Failure to record this document timely may jeopardize your rights to the property.