THIS INSTRUMENT PREPARED BY:
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DICKSON, TENNESSEE 37055
LER 38462

BILL GARRETT, Davidson County
Trans:T20110072166 DEEDWARR
Recvd: 11/15/11 14:29 3 pgs
Fees:17.00 Taxes:0.00
20111115-0089259

DEED OF CORRECTION

THIS DEED made and entered into as in for the 23rd day of August, 2011, by and between FRANK Z. CRIPPS, Grantor, and EDWARD WAYNE CRIPPS and wife, BRENDA CRIPPS, Grantee, all of Davidson County, Tennessee.

WITNESSETH:

WHEREAS, FRANK Z. CRIPPS heretofore executed to Grantee a certain deed dated August 23, 2011, and recorded at Instrument No. 20110825-0065745, in the Register's Office of Davidson County, Tennessee; and

WHEREAS, said deed contained an error in the description of the property conveyed;

NOW, THEREFORE, Grantor, for the purpose of correcting said error, and in consideration of the sum of One and 00/100 ($1.00) Dollar, to him paid, have bargained and sold and by these presents do bargain, sell and convey unto said Grantee, his heirs and assigns, a certain tract or parcel of land lying and being in the Twelfth Civil District of Davidson County, Tennessee, and more particularly described as follows:

> Land in the 12th formerly the 21st Civil District of Davidson County, Tennessee described partly by a survey made by Z.J. Wilkinson, Surveyor, May 12, 1949, as follows:
>
> PARCEL ONE: BEGINNING on the southerly margin of Stratford Avenue at a point 650 feet west of the westerly margin of Hampton Avenue, said point being 200 feet west of the northwest corner of the property conveyed to James Rutledge and wife, by deed from Warren Glenn Pittman and wife, of record in Book 2154, Page 177, Register's Office for said County; thence southwardly and parallel with the westerly line of said Rutledge property 100 feet; thence westwardly and parallel with the southerly margin of Stratford Avenue 75 feet; thence northwardly 100 feet to the southerly margin of Stratford Avenue; thence with said Avenue North 77 degrees East 75 feet to the beginning.
>
> Being the same property conveyed to Frank Z. Cripps and wife, Hilda Cripps by deed from Sperry McKeel Wright, unmarried, dated March 18, 1954 and of record in Book 2272, Page 327, in the Register's Office of Davidson County, Tennessee.
>
> PARCEL TWO: BEGINNING on the southerly margin of Avondale Circle, formerly Stratford Avenue, at a point 725 feet west of the westerly margin of Hampton Avenue, being the northwest corner of the property conveyed to Frank Z. Cripps and wife by deed from Sperry McKeel Wright, of record in Book 2272, Page 327, Register's Office for said County; thence with said Circle, westwardly 23 feet, more or less, to the northeast corner of the property conveyed to James B. Summers and wife, by deed from T.W. Street and wife, of record in Book 2590, Page 123, said Register's Office; thence with the easterly line of said Summers' property, southwardly 100 feet, said Summers'

southeast corner; thence southeastwardly 98 feet, more or less, to the southwest corner of the property conveyed to Frank Z. Cripps and wife, by deed from Sperry McKeel Wright, of record in Book 2272, Page 217, said Register's Office; thence with the westerly line of Cripps property, northwardly 50 feet to the southeast corner of the aforesaid property conveyed to Frank Z. Cripps and wife by deed from Sperry McKeel Wright, of record in Book 2272, Page 327, said Register's Office; thence with the line of Cripps's property, westwardly 75 feet and northwardly 100 feet to the beginning.

Being the same property conveyed to Frank Z. Cripps by deed from Sperry McKeel Wright, unmarried, dated April 24, 1957 and of record in Book 2648, Page 213, in the Register's Office of Davidson County, Tennessee.

TO HAVE AND TO HOLD said land, together with all privileges and appurtenances thereunto belonging to the said Grantee, their heirs and assigns in fee simple forever.

And said Grantor covenant that he was seized and possessed of said land in fee simple the 23rd day of August, 2011, and had the right to convey the same in fee simple; that the same was at that time free and clear of all encumbrances and that he will warrant and defend the title herein conveyed against the lawful claims of all persons whomsoever.

IN TESTIMONY WHEREOF, Grantor's and Grantee's signatures are subscribed as in for the 23rd day of August, 2011.

FRANK Z. CRIPPS

BRENDA CRIPPS

EDWARD WAYNE CRIPPS ("HIS MARK")

WITNESS TO THE MARK OF
EDWARD WAYNE CRIPPS

STATE OF TENNESSEE
COUNTY OF Dickson

I, a Notary Public of the State and County aforesaid, certify that the within named bargainor(s), FRANK Z. CRIPPS, with whom I am personally acquainted or who were proved on the basis of satisfactory evidence to me to be the person(s) described in and who executed the foregoing instrument, personally appeared before me and acknowledged under oath that he executed the foregoing instrument as his free act and deed for the purposes therein contained.

WITNESS MY HAND and official seal at office in said County this 10th day of ~~September~~ November, 2011.

NOTARY PUBLIC

KAREN S. RAINEY
STATE OF TENNESSEE NOTARY PUBLIC
DICKSON COUNTY
My Comm. Expires 02-25-2015

My Commission Expires: 2/25/2015

STATE OF TENNESSEE
COUNTY OF Dickson

I, a Notary Public of the State and County aforesaid, certify that the within named bargainor(s), EDWARD WAYNE CRIPPS and BRENDA CRIPPS, with whom I am personally acquainted or who were proved on the basis of satisfactory evidence to me to be the person(s) described in and who executed the foregoing instrument, personally appeared before me and acknowledged under oath that they executed the foregoing instrument as their free act and deed for the purposes therein contained.

WITNESS MY HAND and official seal at office in said County this 9th day of ~~September~~ November, 2011.

NOTARY PUBLIC

KAREN S. RAINEY
STATE OF TENNESSEE NOTARY PUBLIC
DICKSON COUNTY
My Comm. Expires 02-25-2015

My Commission Expires: 2/25/2015