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TITLE AND ESCROW, LLC
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M-3141

BILL GARRETT, Davidson County
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Fees:12.00 Taxes:0.00
20111130-0093217

THIS INSTRUMENT WAS PREPARED BY:
J. Blake Freeman, Attorney at Law
323 Emery Drive
Nashville, TN 37214-3113

INSTRUMENT OF CORRECTION OF QUITCLAIM DEED

Map/Parcel: 10709008100

WHEREAS, by a quitclaim deed of record in Instrument No. 20110826-0066250, Register's Office for Davidson County, Tennessee, **James Winston Ridley, Executor for the Estate of William C. Ridley** ("Grantor") conveyed a certain tract of land in Davidson County, Tennessee, to **James Winston Ridley**, ("Grantee"); and

WHEREAS, by inadvertance and mutual mistake, said deed contained an error in the description of the land intended to be conveyed which was therein described as follows:

LAND in Davidson County, Tennessee, being Lot No. 17 on the Map of Patricia Heights Subdivision as of record in Book 2331, page 131, Register's Office for said County.

Said Lot No. 17 is described as follows:
Beginning at a point in the westerly margin of Patricia Drive and being the common corner of Lots 17 and 71; thence southerly along the westerly margin of said Drive, 267.1 feet to the beginning of a curve; thence around said curve 47.4 feet to a point in the north margin of Harold Drive; thence westerly along the northerly margin of said Drive, 176.5 feet to a point, being the common corner of Lots 16 and 17; thence northerly along a broken line, being the common boundary of Lots 16 and 17, 203.6 feet to a point; thence easterly along the line between Lots 71 and 17, 130 feet to the point of beginning.

BEING the same property conveyed to William C. Ridley, unmarried, by Warranty Deed from Hallmark Construction Company, dated October 7, 1957, and filed in Book 2699, page 491, said Register's Office. The said William C. Ridley having since died. Pursuant to the Last Will and Testament of William C. Ridley, Probate No. 11P-454, Probate Court for Nashville, Davidson County, Tennessee, title is now vested in James Winston Ridley as sole heir.

WHEREAS, the Grantee has requested the Grantor to correct said error, and said Grantor has agreed to do so.

NOW THEREFORE, the Grantor, James Winston Ridley, Executor for the Estate of William C. Ridley, for the purpose of correcting said error and in consideration of the sum of Ten and 00/100 ($10.00) Dollars, cash in hand paid, the receipt and sufficiency of which is hereby acknowledged , has bargained and sold and by these presents does transfer and convey unto the said Grantee, James Winston Ridley, a certain tract of land in Davidson County, Tennessee, described as follows:

LAND in Davidson County, Tennessee, being Lot No. 1 on the Plan of W. C. Ridley Subdivision being a Re-Subdivision of Lot No. 17 on the Map of Patricia Heights, Section One, of record in Book 5190, page 532, said Register's Office, to which plat reference is here made for a more complete and detailed description thereof.

BEING part of the same property conveyed to William C. Ridley, unmarried, by Warranty Deed from Hallmark Construction Company, dated October 7, 1957, and filed in Book 2699, page 491, said Register's Office. The said William C. Ridley having since died. Pursuant to the Last Will and Testament of William C. Ridley, Probate No. 11P-454, Probate Court for Nashville, Davidson County, Tennessee, title is now vested in James Winston Ridley as sole heir.

TO HAVE AND TO HOLD said land, together with all of the appurtenances, estate, title and interest thereto belonging to said Grantee, their heirs and assigns, in fee simple forever, and

Grantor does hereby reaffirm and ratify all covenants, warranties and stipulations made and provided in said deed of record in Instrument No. 20110826-0066250, Register's Office for Davidson County, Tennessee, and the entire contents, thereof except for the incorrect description, as fully and effectively as if the entire instrument were copied herein verbatim containing the correct description, and said instrument is accordingly incorporated herein by reference.

IN WITNESS WHEREOF, the said parties hereto have hereunto set their signatures on this the 29th day of November, 2011.

James Winston Ridley, Executor

James Winston Ridley, Executor

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 29 day of November, 2011, before me personally appeared James Winston Ridley, Executor, to me known (or proved to me on the basis of satisfactory evidence) to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

Witness my hand, at office, this 29th day of November, 2011.

Notary Public

OLLIE MAI PARSLEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires Nov. 5, 2014

My Commission Expires:

STATE OF TENNESSEE DAVIDSON COUNTY ss:

The actual consideration or value, whichever is greater, for this transfer is $-0-.

J. Ridley
Affiant

Subscribed and sworn to before me this 29th day of November, 2011.

Notary Public

OLLIE MAI PARSLEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires Nov. 5, 2014

NEW OWNERS:
James Winston Ridley
939 Patricia Drive
Nashville, TN 37217

SEND TAX BILLS TO:
New owners