BILL GARRETT, Davidson County
Trans:T20120015687 DEEDQC
Recvd: 03/02/12 15:12 4 pgs
Fees:22.00 Taxes:0.00
20120302-0018655

THIS DOCUMENT PREPARED BY: **JEFFREY MOBLEY** 2319 Crestmoor Road Nashville, Tennessee 37215 (615) 627-4444	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration for this transfer is NONE. Affiant Subscribed and sworn to before me, this 23rd day of February, 2012. Notary Public My Commission Expires: My Commission Expires MAR 16, 2012

JULIA BOURAKIT NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENN.

Address of new owners:
John B. Kohl &
Helen H. Kohl, Trustees
6408 Harding Road
Nashville, Tennessee 37205

Send Tax Bills to:
SAME

Map-Parcel Numbers
Map 093 10 0/Parcel 072.00
Map 093 10 0/Parcel 073.00

QUITCLAIM DEED OF CORRECTION

KNOW ALL PERSONS by these presents that **W. Fred Williams, Trustee** (the "Grantor"), for and in consideration of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, and for the purpose of correcting the property description in a Quitclaim Deed (previously executed and recorded), hereby assigns, transfers, releases and quitclaims all right, title and interest of the Grantor in the real property in Davidson County, Tennessee, being more particularly described on Exhibit A attached hereto and incorporated herein by reference, to **John B. Kohl and Helen H. Kohl, Trustees of The John B. Kohl Living Trust, established by the Revocable Trust Agreement of John B. Kohl, dated December 22, 2009.**

The subject realty is quitclaimed subject to such limitations, restrictions and encumbrances as may affect the premises.

A new legal description has been inserted for this transaction. Exhibit A of the previous Instrument of Record did not include the complete legal description for Tract No. I. That filing was under Instrument # 20100126-0006446 dated 1/26/10.

INCORRECT Tract I

Being part of Lot No. 51 on the Plan of Southfield, as of record In Book "N", page 459, of the Register's Office for said County, according to a copy of a survey thereof made by Z.T. Wilkinson, Surveyor, October 22, 1956, as follows:

CORRECT Tract I

Being part of Lot No. 32 and parts of Lots Nos. 29, 30, and 31 on the Map of Wilson Springs property, as of record in Minute Book "C", page 510, and Minute Book "F", page 279, of the Chancery Court at Nashville, and of record in Book 14, page 344, of the Register's Office for said County:

WITNESS my hand this 23rd day of February, 2012.

W. Fred Williams, Trustee

W. Fred Williams, Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, W. Fred Williams, Trustee, with whom I am personally acquainted, and who acknowledged that such person executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 23rd day of February, 2012.

JULIE SOURAKIT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

Notary Public

My Commission Expires MAR. 10, 2012

My Commission Expires: _____

EXHIBIT A
Legal Description

Land located in Davidson County, being more particularly described as follows:

Tract I

Being part of Lot No. 32 and parts of Lots Nos. 29, 30, and 31 on the Map of Wilson Springs property, as of record in Minute Book "C", page 510, and Minute Book "F", page 279, of the Chancery Court at Nashville, and of record in Book 14, page 344, of the Register's Office for said County:

BEGINNING at a point in the centerline of old Seventh Avenue South, as abandoned, in the north margin of Lafayette Street as now located, being the southwest corner of the General Outdoor Advertising Company lot; thence with the margin of Lafayette Street, westerly 203.96 Feet to a point in the east margin of an alley; thence with the margin of said alley, northerly 14.3 feet to a point; thence easterly 194.7 feet to a point in the westerly margin of 7th Avenue South as now located, southeasterly 34 feet to a point, the intersection of the center line of old 7th Avenue South as now abandoned, being the northwest corner of the Gerst Lot; thence with the center line of 7th Avenue South, as abandoned, southerly 129.2 feet to the point of beginning.

Tract II

Being part of Lot No. 51 in what is known as "Southfield" Plan of Lots, as of record in Book "N", page 459, Register's Office for Davidson County, Tennessee, described as follows:

Beginning on the west margin of 7th Avenue, South, formerly Vine Street at the corner of the Wilson Spring Tract of land, being the southeast corner of said Lot No. 51; thence with the west margin of said 7th Avenue, South, northerly 65 feet, more or less, to a stake, the S.E. corner of part of said lot formerly owned by Jefferson Page; thence at right angles westerly 165 feet, more or less, to an alley; thence with the margin of said alley, southerly 37 feet, more or less, to a southwest corner of said Lot No. 51 on the line of said Wilson Spring Tract of land; thence with the line between said Lot No. 51 and the Wilson Spring Tract, easterly 166 feet, more or less, to the point of beginning.

From this description is to be EXCLUDED the 7 feet of land sold to Ira T. Bryant in 1940, described as follows:

Being seven feet off of part of Lot No. 51 in what is known as the Southfield Plan of Lots as of record in Book N, page 495, Register's Office for said County. Beginning on the southeast corner of said Lot No. 51, and running back in a westerly direction 78 feet to a point with said southern boundary line of Lot 51; thence northerly seven feet to a point; thence eastwardly parallel with said southerly property line 78 feet to a westerly margin of Seventh Avenue, South; thence in a southerly direction parallel with the westerly margin of Seventh Avenue, South, seven feet to the beginning.

BEING the same property conveyed to **W. Fred Williams, Trustee**, by Special Warranty Deed from **James Bradley Whitfield**, of record in Book 10101 Page 831, Register's Office for Davidson County, Tennessee.

ALSO being the same property conveyed to John B. Kohl and Helen H. Kohl, Trustees of the John B. Kohl Living Trust, established by the Revocable Trust Agreement of John B. Kohl, dated December 22, 2009 of record in Instrument No. 20100126-0006446, Register's Office for Davidson County, Tennessee.

This property is known as 417 7th Avenue, S., Nashville, TN.