BILL GARRETT, Davidson County
Trans:T20120016035 DEEDWARR
Recvd: 03/05/12 13:07 2 pgs
Fees:12.00 Taxes:0.00
20120305-0019081

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration for this transfer is $ 0.00

John Beam
Affiant

Subscribed and sworn to before me this 28 day of February 2012

Regina M. Keith
Notary Public

My Commission expires: 9-8-13

REGINA M. KEITH NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

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:	Send Tax Bills to:	Map-Parcel Numbers:
Donn Minoggie and Dena Minoggie 236 Downeymeade Drive Nashville, TN 37214	Donn Minnogie and Dena Minoggie 236 Downeymeade Drive Nashville, TN 37214	085070053 085070145

DEED OF CORRECTION

WHEREAS a Warranty Deed was recorded on June 24, 2009 as Instrument Number 200906240058667, in the Register's Office for Davidson County, Tennessee for the property described below; and

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

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS that Tulula L. Spalding, 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 convey unto Donn Minoggie and wife, Dena Minoggie, their his heirs, successors and assigns, her entire right title and interest in and to a certain tract or parcel of land in the Davidson County, Tennessee, described as follows:

TRACT NO. 1

LAND in Davidson County, Tennessee, being Lot No. 222, on the Plan of Section Four, Stanford Country Club Estates, of record in Book 2900, Pages 83 and 84, Register's Office for said County, and described as follows:

SAID Lot No. 222 fronts 90 feet on the southeasterly side of Downeymeade Drive, and runs back between parallel lines 230 feet to a dead line.

BEING the same property conveyed to John H. Spalding and wife, Tulula Spalding, by Warranty Deed from Carl Batson, et ux, of record in Book 3177, Page 423, R.O.D.C.T.. The said John H. Spalding having become deceased and said property having passed to Tulula Spalding as his surviving spouse by operation of law. The said Tulula Spalding having remarried to Clarance A. Reedy, and she having become Tullua L. Reedy.

TRACT NO. 2

LAND lying in the First Civil District of Metropolitan Nashville/Davidson County, Tennessee, being part of the land of the Civitan Club Foundation, Inc. as recorded in Deed Book 5320, Page 308, Register's Office for Davidson County, Tennessee and more particularly described as follows, according to an unrecorded survey by John T. Darnell, Registered Land Surveyor, No. 1571, dated November 4, 1990.

BEGINNING at a concrete monument on the southeasterly line of said Civitan land, and marking the north corner of Lot 222 of Section 4, Stanford County Club Estates, as recorded in Plat Book 2900, Page 84, said Register's Office; thence South 47 degrees 11 minutes 00 seconds West 230.00 feet, along the southeasterly line of said Civitan land and along the northwesterly lie of said Lot 222, to a concrete monument marking the east corner of Lot 222; thence North 42 degrees 16 minutes 32 seconds East 139.69 feet, passing through said Civitan land, to an iron rod; thence North 54 degrees 40 minutes 44 seconds East 91.62 feet, passing through said Civitan land, to the point of beginning; containing 0.032 acre.

BEING the same property conveyed to Tulula L. Reedy (one and the same as Tulula L. Spalding) by Quit Claim Deed from Donelson Civitan Foundation, Inc. of record in Book 8236, Page 64, R.O.D.C.T.

THIS is improved property known as: 236 Downeymeade Drive, Nashville, Tennessee

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 22nd day of February, 2012.

Tulula L. Spalding
by John Philip Spalding, P.O.A.
Tulula L. Spalding
by John Philip Spalding, her Attorney-in-fact

STATE OF TENNESSEE)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public of said State and County, John Philip Spalding, with whom I am personally acquainted, and who acknowledged that he is the Attorney-in-fact for TululaL. Spalding, and is authorized to execute this instrument on behalf of Tulula L. Spalding and that as such he executed this instrument for Tulula L. Spalding for the purposes therein contained.

Witness my hand, at office, this 22nd day of February, 2012.

Emily Myers
Notary Public

EMILY MYERS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My commission expires: November 3, 2015

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.