BILL GARRETT, Davidson County
Trans:T20120019012 DEEDWARR
Recvd: 03/15/12 13:18 5 pgs
Fees:27.00 Taxes:0.00
20120315-0022369

WARRANTY DEED OF CORRECTION

PREPARED BY:

CURTIS M. LINCOLN
Attorney at Law
115 Hazel path Drive
Suite #1, Westover Building
Hendersonville, TN 37075
(615) 822-0030 Fax (615) 264-2019

STATE OF TENNESSEE
COUNTY OF SUMNER

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

M.J. Brooks
Affiant

Sworn to and subscribed before me on this the 27 day of February, 2012.

Curtis M. Lincoln
NOTARY PUBLIC
My Commission Expires: 2-27-13

CURTIS M. LINCOLN STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

MORTGAGEE:

Address New Owner:	Send Tax Bills to:	Map-Parcel
Mr./Ms. Spencer P. Johnson	Same as Owner	003-00-0 046.00
7004 Wikle Road West		
Brentwood, TN 37027-6603		

THIS DEED OF CORRECTION made and entered into on this the 27 day of February, 2012, by and between **SHERRY STEPHENS JOHNSON, individually and as Trustee of The Stephens Family Trust dated 10/06/04 and husband, SPENCER PATRICK JOHNSON; MARK KEVIN STEPHENS, Individually and as Trustee of The Stephens Family Trust dated 10/0604 and wife, LAURA LYNN STEPHENS and TERESA R. DAWSON, individually and as Trustee of The Stephens Family Trust dated 10/06/04 and husband, HOWARD R. DAWSON,** hereinafter Parties of the First Part and **SPENCER PATRICK JOHNSON and wife, SHERRY STEPHENS JOHNSON,** hereinafter Parties of the Second Part;

WHEREAS, on the 28th day of October, 2010, by Warranty Deed recorded on November 2, 2010, in the Register's Office of Davidson County, Tennessee, as Instrument No. 20101102-0087479, Parties of the First Part conveyed to Parties of the Second Part, certain real property described as follows:

LAND in Davidson County, TN, being described as follows:

BEGINNING at an iron spike in the center of Bakers Station Road, said spike being 94 feet West of an iron spike in the corner of property conveyed to Robert J. Murphy and wife, Frances Scott Murphy of record in Book 3186, page 5, RODC, TN; thence North 25 deg. 45 min. West 345 feet to a 16-inch elm; thence South 83 deg. 40 min. West 588 feet to a 20-inch white oak; thence North 2 deg. East 415 feet to a point; thence due East 683 feet to an iron pin; thence South 13 deg. 10 min. East 632 feet to an iron pin in the center of Bakers Station Road; thence with the center of Bakers Station Road South 76 deg. 20 min. West 94 feet to the beginning.

INCLUDED IN THE ABOVE DESCRIPTION, BUT EXPRESSLY EXCLUDED is that property conveyed to Mark K. Stephens by Quitclaim Deed dated April 23, 2006, and recorded as Instrument No. 20060427-0048165, said Registers' Office.

BEING a portion of the property conveyed to Mardelle Evelyn Stephens, Trustee, under a Revocable Living Trust for the benefit of Mardelle Evelyn Stephens under the terms of The Stephens Family Trust dated October 6, 2004, by Quitclaim Deed dated November 5, 2004, and recorded as Instrument No. 20041228-0152890, Register's Office for Davidson County, TN.

WHEREAS, said Warranty Deed is irregular, because said property is improperly described; and the GRANTORS as set out in said Warranty Deed are not the correct GRANTORS to convey the correct property to be conveyed to Parties of the Second Part; and

WHEREAS, the parties desire to correct the aforesaid Warranty Deed.

NOW, THEREFORE, this Warranty Deed of Correction Witnesseth:

That for and in consideration of the sum of ONE DOLLAR ($1.00), by the Parties of the Second Part to the Parties of the First Part this day cash in hand paid, receipt of which is hereby acknowledged, the correct Parties of the First Part, ***SHERRY STEPHENS JOHNSON, MARK KEVIN STEPHENS, TERESA R. DAWSON,*** do hereby grant, sell, transfer and convey unto the Parties of the Second Part, ***SPENCER PATRICK JOHNSON and wife, SHERRY STEPHENS JOHNSON***, the following described real property:

LAND in Davidson County, TN, being described as follows:

BEGINNING at a point in the center of a culvert under Baker Station Road, said point lying 915 feet West of the centerline of Tinnon Road; thence with the line of James A. Crawford and Barbara W. Crawford recorded in Book 3704, Page 250, RODC, TN North 70 deg. 13 min. 55 sec. West, a distance of 814.63 feet to a fence post; thence continuing with the line of Crawford North 08 deg. 59 min. 00 sec. East, a distance of 988.47 feet to a point in the line of Tinnon and Bettye Medley recorded as Instrument No. 200302110018694; thence with Medley South

75 deg. 00 min. 12 sec. East a distance of 374.24 feet to a Beech; thence South 15 deg. 03 min. 43 sec. West a distance of 325.68 feet to an iron pin at the northwest corner of Mark and Laura Stephens recorded as Instrument No. 201011020087480, RODC, TN; thence with Stephens South 05 deg. 38 min. 30 sec. West a distance of 590.94 feet to an iron pin at the corner of Mark K. Stephens recorded as Instrument No. 200604270048164, RODC, TN; thence with Stephens North 84 deg. 37 min. 37 sec. East a distance of 434.22 feet to an iron pin; thence with Stephens South 13 deg. 56 in. 54 sec. East a distance of 219.11 feet to a point in the centerline of Baker Station Road; thence with said centerline and with a curve to the left with an arc of 122.47, and which bears South 48 deg. 42 min. 42 sec. West, a chord distance of 121.94 feet to the point of beginning, containing 10.4503 acres, more or less.

BEING the remaining property conveyed to SAM N. STEPHENS and wife, MARDELL J. STEPHENS by Deed dated April 10, 1965, and executed by WALTER HOWARD BEECH and wife, MILDRED ELISE BEECH and recorded in Book 3879, Page 257, Registers' Office for Davidson County, TN; and being the remaining property conveyed to MARDELLE EVELYN STEPHENS, Trustee under a Revocable Living Trust for the benefit of Mardelle Evelyn Stephens under the terms of The Stephens Family Trust dated October 6, 2004, by Quitclaim Deed dated November 5, 2004, and recorded as Instrument No. 20041228-0152890, Register's Office for Davidson County, TN.

The said Sam N. Stephens having died on 1-9-2004; and the said Mardelle J. Stephens having died on 1-18-2010. The said Mark Kevin Stephens, Sherry Stephens Johnson and Teresa R. Dawson being all the heirs of Sam N. Stephens and Mardelle J. Stephens.

To have and to hold the above-described real estate, together with all improvements thereon, unto the Parties of the Second Part, their heirs and assigns, in fee simple forever.

That Parties of the First Part covenant that they were duly seized and possessed of said property on October 28, 2010; that they had a perfect right to convey the same; that the same was free and clear of all encumbrances, except taxes for 2010, which were assumed by Parties of the Second Part; and the title to said property the Parties of the First Part will forever warrant and defend against the claims and demands of all persons whomsoever.

The Parties of the Second Part join in this Warranty Deed of Correction for the purposes of correcting the description of the real property conveyed and the correct Parties of the First Part to convey the same.

This is improved) property known as 2551 Baker Station Road, Goodlettsville, TN 37072.

WITNESS (my/our) hand(s) this the 27 day of February, 2012, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Parties of the First Part:

Sherry Stephens Johnson

Sherry Stephens Johnson, Individually and as Trustee of The Stephens Family Trust dated 10/06/04

Mark Kevin Stephens

Mark Kevin Stephens, Individually and as Trustee of The Stephens Family Trust dated 10/06/04

Teresa R. Dawson

Teresa R. Dawson, Individually and as Trustee of The Stephens Family Trust dated 10/06/04

Spencer Patrick Johnson

Spencer Patrick Johnson

Laura Lynn Stephens

Laura Lynn Stephens

Howard R. Dawson

Howard R. Dawson

Parties of the Second Part:

Sherry Stephens Johnson

Sherry Stephens Johnson

Spencer Patrick Johnson

Spencer Patrick Johnson

STATE OF TENNESSEE

COUNTY OF SUMNER

BEFORE me, undersigned, a Notary Public in and for the County and State aforesaid, personally appeared the within named, Spencer Patrick Johnson, Sherry Stephens Johnson, Teresa R. Dawson, Laura Lynn Stephens, Howard R. Dawson and Mark Kevin Stephens, the bargainor(s) with whom I am personally acquainted or proved to me on the basis of sufficient information, and who acknowledged the execution of the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Hendersonville, Tennessee, this the 27 day of February, 2012.

M.V. Brooks
NOTARY PUBLIC

M. V. BROOKS STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

My Commission Expires: 05/20/2013

STATE OF TENNESSEE

COUNTY OF SUMNER

BEFORE me, undersigned, a Notary Public in and for the County and State aforesaid, personally appeared the within named, Sherry Stephens Johnson, Mark Kevin Stephens and Teresa R. Dawson, as Trustees of The Stephens Family Trust dated 10/06/04, the bargainors with whom I am personally acquainted or proved to me on the basis of sufficient information and who acknowledged the execution of the within instrument for the purposes therein contained.

WITNESS my hand and official at Hendersonville, TN, this the 27 day of February, 2012.

M.V. Brooks
Notary Public

M. V. BROOKS STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

My Commission Expires: 05/20/2013