This Instrument Prepared By and Return to:
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

Send Tax Bills To:
NEW OWNER

New Owner is:
Khira Turner
1201 11th Avenue North
Nashville, TN 37208

Map and Parcel

81-16-112.00

BILL GARRETT, Davidson County
Trans:T20120052356 DEEDWARR
Recvd: 07/17/12 08:10 3 pgs
Fees:17.00 Taxes:0.00
20120717-0062576

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STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

MAXIMUM PRINCIPAL INDEBTEDNESS FOR TENNESSEE RECORDING TAX PURPOSES IS $ -0- DOLLARS.

Affiant

Subscribed and sworn to before me this 13th day of July, 2012.

Notary Public

MEGAN PAULUS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My commission expires: 1-9-16

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DEED OF CORRECTION

WARRANTY DEED

WHEREAS, a Warranty Deed conveying the within described property to the Grantee, **Khira Turner**, has previously been executed and is of record in **Instrument No. 20090701-0061551, Register's Office for Davidson County, Tennessee**; and

WHEREAS, said Warranty Deed was deficient in that it contained errors in the legal description;

WHEREAS, said Warranty Deed was corrected by Scrivener's Affidavit executed June 13,2012 of record in **Instrument No. 20120614-0052419, Register's Office for Davidson County, Tennessee**; and

WHEREAS, the Grantor under said Warranty Deed, **Gilbert W. Phillips**, died testate on October 25, 2009 leaving his entire estate to his stepdaughter, **Robyn R. Mace** of record in **Docket No. 09-P-1812, Probate Court for Davidson County, Tennessee**; and

WHEREAS, under said Warranty Deed, Grantor did bind his heirs and representatives to warrant and forever defend the title to the said land to the Grantee.

NOW, THEREFORE, for and in the consideration of One and no/100 Dollars ($1.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged I, **Robyn R. Mace** as devisee under the Last Will and Testament of **Gilbert W. Phillips**, hereinafter called the Grantor, have bargained and sold, and by these presents transfer and convey unto the said **Khira Turner**, hereinafter referred to as Grantee, her heirs and assigns, that certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to-wit:

LAND IN DAVIDSON COUNTY, TENNESSEE BEING LOT NO. 54 ON THE PLAN OF MCGAVOCK, WETMORE AND OTHERS SECOND ADDITION TO NASHVILLE, CALLED THE ADDITION TO THE TOWN OF MCGAVOCK, AS OF RECORD IN BOOK 21, PAGE 41, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF 11TH AVENUE NORTH, FORMERLY FILMORE OR TILDEN STREET AND SCOVEL, FORMERLY MADISON STREET; THENCE WITH THE WESTERLY MARGIN OF SAID AVENUE; NORTHWARDLY 106 FEET, MORE OR LESS; TO THE CORNER OF LOTS NOS. 54 AND 55; THENCE WESTERARDLY WITH THE LINE BETWEEN TWO LOTS 150 FEET TO THE EASTERLY MARGIN OF AN ALLEY; THENCE WITH SAID ALLEY, SOUTHWARDLY 60 FEET TO THE NORTHERLY MARGIN OF SCOVEL STREET; THENCE WITH SAID STREET, EASTWARDLY 157 FEET TO THE BEGINNING.

BEING THE SAME PROPERTY CONVEYED TO GILBERT W. PHILLIPS AND WIFE, SALLY L. PHILLIPS BY WARRANTY DEED FROM VOLUNTEER PROPERTIES, RECORDED ON THE 14TH DAY OF JANUARY, 1986 IN BOOK 6762, PAGE 212, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE. SAID SALLY L. PHILLIPS HAVING SINCE DIED LEAVING GILBERT W. PHILLIPS AS SURVIVING TENANT BY THE ENTIRETY.

INCLUDED IN THE AVOBE DESCRIPTION BUT EXCLUDED THEREFROM, IS A 3,284 SQUARE FEET TRACT, MORE OR LESS CONVEYED TO THE STATE OF TENNESSEE BY DEED OF RECORD IN BOOK 4181, PAGE 532, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS:

LAND IN DAVIDSON COUNTY, TENNESSEE BEING A PORTION OF LOT NO. 54 ON THE PLAN OF MCGAVOCK, WETMORE AND OTHERS' SECOND ADDITION TO NASHVILLE, CALLED THE ADDITION TO THE TOWN OF MCGAVOCK, AS OF RECORD IN BOOK 21, PAGE 41, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT OF INTERSECTION BETWEEN THE EASTERLY MARGIN OF AN ALLEY AND THE NORTHERLY MARGIN OF SCOVEL STREET, SAID POINT BEING THE SOUTHWEST CORNER OF LOT 54 ON THE PLAN OF MCGAVOCK, WETMORE AND OTHERS' ADDITION TO NASHVILLE, CALLED THE TOWN OF MCGAVOCK, AS OF RECORD IN BOOK 21, PAGE 41, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE; THENCE WITH THE EASTERLY MARGIN OF SAID ALLEY AND THE WESTERLY BOUNDARY OF SAID LOT 54, N 33° 45' 55" W 61 FEET TO A POINT, SAID POINT BEING THE COMMON CORNER BETWEEN LOTS 54 AND 55 IN THE AFORESAID SUBDIVISION; THENCE WITH THE COMMON LINE BETWEEN SAID LOTS 54 AND 55, N 56° 06' 53" E 49.31 FEET TO A POINT; THENCE S 31° 58' 26" E 75.13 FEET TO A POINT IN THE NORTHERLY MARGIN OF SCOVEL STREET; THENCE WITH THE NORTHERLY MARGIN OF SCOVEL STREET AND THE SOUTHERLY BOUNDARY OF SAID LOT 54, S 72° 49' 28" W 49 FEET TO THE POINT OF BEGINNING.

BEING THE SAME PROPERTY CONVEYED TO THE STATE OF TENNESSEE BY WARRANTY DEED FROM ALBERT G. MORRIS AND WIFE, DOROTHY H. MORRIS, HARRY A. ISAACS, JR. AND EVA ISAACS MOSKOWITZ FORMERLY EVA ISAACS, RECORDED ON THE 17TH DAY OF OCTOBER, 1967 IN BOOK 4181, PAGE 532, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs and assigns, forever. The Grantors do covenant with the said Grantees that the Grantors are lawfully seized and possessed of said tract and parcel of land in

fee simple, and have a good right to convey same and that same is unencumbered. The Grantors do further covenant and bind themselves and representatives to warrant and forever defend the title to the said tract or parcel of land to the said Grantees, their heirs and assigns against the lawful claims of all persons whomsoever.

Witness my hand this 13th day of July 2012.

GRANTOR:

Robyn R. Mace
as Devisee under
The Last Will & Testament of
Gilbert Wayne Phillips

GRANTEE:

Khira Turner

State of Tennessee
County of Davidson

On this 13th day of July, 2012, before me, the undersigned Notary Public in and for said County and State, personally appeared **Robyn R. Mace as Devisee under The Last Will and Testament of Gilbert Wayne Phillips,** with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the foregoing Power of Attorney for the purposes herein set forth.

Witness my hand and official seal of office at Davidson County, Tennessee, this 13th day of July, 2012.

MEGAN PAULUS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public

My Commission Expires: 1-9-16

State of Tennessee
County of Davidson

On this 16 day of July, 2012, before me, the undersigned Notary Public in and for said County and State, personally appeared **Khira Turner**, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the foregoing Power of Attorney for the purposes herein set forth.

Witness my hand and official seal of office at Davidson County, Tennessee, this 16 day of July 2012.

ALISON RODGERS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 08-17-2015

Notary Public

My Commission Expires:
8-17-2015