THIS INSTRUMENT PREPARED BY:
JOSEPH M. BARRETT, ESQ.
RAMSEY, THORNTON & BARRETT, PLC
10200 RAMSEY WAY
DICKSON, TENNESSEE 37055
RT2833-01

Based on the information provided by the parties, no title search was requested or performed.

BILL GARRETT, Davidson County
Trans:T20120058040 DEEDWARR
Recvd: 08/06/12 13:31 2 pgs
Fees:12.00 Taxes:0.00
20120806-0069798

DEED OF CORRECTION

THIS DEED made and entered into as in for the 3rd day of August, 2012, by and between DARRELL L. SMITH, a single person, as the sole heir at law of GARLAND SMITH, deceased, Grantor, and DARRELL L. SMITH, a single person, Grantee, all of Davidson County, Tennessee.

WITNESSETH:

WHEREAS, GARLAND SMITH, a single person, now deceased, heretofore executed to Grantee a certain deed dated February 16, 2010, and recorded in Instrument Number 2010016-0011879 in the Register's Office of Davidson County, Tennessee; and

WHEREAS, said deed contained an error in the description of the property conveyed;

NOW, THEREFORE, Grantor, for the purpose of correcting said error, and in consideration of the sum of One and 00/100 ($1.00) Dollar, to him paid, have bargained and sold and by these presents do bargain, sell and convey unto said Grantee, his heirs and assigns, a certain tract or parcel of land lying and being in the Thirteenth Civil District of Davidson County, Tennessee, and more particularly described as follows:

BEGINNING at a spike in the Northeasterly margin of Eatons Creek Road, said spike being the Northeast corner of Will Holt's property; Southeast corner of Sesler's property and Southwest corner of Tom P. Smith's property; thence South 88 degrees 30 minutes East 330.0 feet to an iron pin; thence South 39 degrees 56 minutes East 708.5 feet to an iron pin; thence South 9 degrees 38 minutes West 159.6 feet to an iron pin in the margin of Eatons Creek Road; thence with said margin 1002.8 feet to the point of beginning, containing 6.4 acres, more or less, according to a survey by Raymond E. Binkley, dated December 12, 1981.

INCLUDED IN THE ABOVE DESCRIBED PROPERTY BUT EXCLUDED FROM THIS CONVEYANCE IS a 3.68 acre tract conveyed to Mark Newcomb and wife, Kimberly Newcomb by deed from Amanda Carol Barnett dated June 22, 2007 and filed for record in Instrument Number 20070627-0076609 in the Register's Office of Davidson County, Tennessee.

Being the same property conveyed to Darrell L. Smith, a single person, by Quitclaim Deed from Garland Smith, a single person, dated February 16, 2010, and filed for record in Instrument Number 20100216-0011879 in the Register's Office of Davidson County, Tennessee.

TO HAVE AND TO HOLD said land, together with all privileges and appurtenances

thereunto belonging to the said Grantee, his heirs and assigns in fee simple forever.

And said Grantor covenant that he was seized and possessed of said land in fee simple the 16th day of February, 2010, and had the right to convey the same in fee simple; that the same was at that time free and clear of all encumbrances and that he will warrant and defend the title herein conveyed against the lawful claims of all persons whomsoever.

IN TESTIMONY WHEREOF, Grantor's and Grantee's signatures are subscribed as in for the 3rd day of August, 2012.

Darrell L. Smith

DARRELL L. SMITH, Individually & as sole heir at law of Garland Smith, deceased

STATE OF TENNESSEE
COUNTY OF Dickson

I, a Notary Public of the State and County aforesaid, certify that the within named bargainor, DARRELL L. SMITH, with whom I am personally acquainted or who were proved on the basis of satisfactory evidence to me to be the person described in and who executed the foregoing instrument, personally appeared before me and acknowledged under oath that he executed the foregoing instrument as his free act and deed for the purposes therein contained.

WITNESS MY HAND and official seal at office in said County this 3rd day of August, 2012.

Amanda Anderson

NOTARY PUBLIC

My Commission Expires:

