CORRECTION OF WARRANTY DEED

Instrument No. 20121212-0114265

MAXINE J. RUCKER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER $.00

Jennifer Charlle Cole
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE ~~22nd~~ 13th DAY OF ~~MARCH, 2012~~ February, 2013

Mary J Rucker
Notary Public

MY COMMISSION EXPIRES: MAR 08 2016

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
LRCS
215 2ND AVE NORTH, SUITE 200
NASHVILLE, TN 37201

ADDRESS OF NEW OWNER: AS FOLLOWS	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
L C Anderson, Trustee of The L C Anderson Living Trust	L C Anderson, Trustee of The L C Anderson Living Trust	081-0-358.00
(NAME)	(NAME)	
1218 Jefferson Street	408 Leake Ave	
(ADDRESS)	(ADDRESS)	
Nashville, TN	Nashville, TN 37205	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

WHEREAS, by deed dated December 7, 2012, recorded as Instrument Number 20121212-0114265, in the Register's Office of Davidson County, Tennessee ("Prior Deed") Ruth E Johnson, Executor of **The Estate of Lillian Dunn Thomas,**, as grantor conveyed to L C Anderson, Trustee of The L C Anderson Living Trust,, as grantee certain real property located in Davidson County, Tennessee, more particularly described in said Prior Deed.

WHEREAS, the Property Description contained in the Deed Clause of the Prior Deed is incorrect;

WHEREAS, the parties desire to correct the property description of the Prior Deed;

Davidson County DEEDWARR
Recvd: 02/13/13 12:47 3 pgs
Fees:17.00 Taxes:0.00
20130213-0014779

NOW, THEREFORE, FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS ($10.00), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH ARE HEREBY ACKNOWLEDGED, I, Ruth E Johnson, Executor of **The Estate of Lillian Dunn Thomas,** as bargained and sold, and by presents does hereby transfer and convey unto L C Anderson, Trustee of The L C Anderson Living Trust , theirs heirs and assigns a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to wit:

Tract I

Land being located in Davidson County, Tennessee, being the westerly 14 feet of Lot No. 14 and the easterly 16 feet of Lot No. 15 on the Plan of McGavock, Wetmore and Other's Second Addition to Nashville, called the Addition to the Town of McGavock, as of record in Book 21, page 41, said Register's Office for said County.

Said westerly part of Lot No. 14 and the easterly part of Lot No. 15 front together 30 feet on the northerly side of Jefferson Street and run back between parallel lines 150 feet to an alley.

Being the same property conveyed to HAROLD E. THOMAS AND WIFE, LILLIAN D. THOMAS, by deed from GARY O. COHEN, SINGLE, of record in Book 3068, page 328, dated April 23, 1960, said Register's Office. The said Harold E. Thomas having predeceased Lillian A. Thomas on or about May 22, 1968. The said Lillian A. Thomas having since died on or about July 18, 2011. The Will of Lillian Dunn Thomas of record in Volume 11P-1125, Davidson County Probate Court Clerk's Office appoints Ruth E. Johnson, as Executor. And as corrected in Instrument No. 20130103-0001032, said Register's Office.

Tract II

Land being located in Davidson County, Tennessee, being the easterly 36 feet of Lot No. 14 in McGavock, Wetmore and Other's Second Addition to Nashville, called the Addition to the Town of McGavock, as of record in Book 21, page 41, said Register's Office for said County.

Said part of Lot No. 14 fronts 36 feet on the northerly side of Jefferson Street and runs back between parallel lines 150 feet to an alley.

Being the same property conveyed to HAROLD E. THOMAS AND WIFE, LILLIAN D. THOMAS, by deed from R. E. WORRALL, of record in Book 3616, page 569, dated December 7, 1962, said Register's Office. The said Harold E. Thomas having predeceased Lillian A. Thomas on or about May 22, 1968. The said Lillian A. Thomas having since died on or about July 18, 2011. The Will of Lillian Dunn Thomas of record in Volume 11P-1125, Davidson County Probate Court Clerk's Office appoints Ruth E. Johnson, as Executor.

To Have and to Hold said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to **L C Anderson, Trustee of The L C Anderson Living Trust** ,its successors and assigns, forever **Ruth E. Johnson, Executor of the Lillian Dunn Thomas Estate**, do covenant with **L C Anderson, Trustee of The L C Anderson Living Trust**, its successors and assigns that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered. They do further covenant and bind themselves and their heirs and representatives, to warrant and forever defend the title to the said land to **L C Anderson, Trustee of The L C Anderson Living Trust**, its successors and assigns, against the lawful claims of all persons whomsoever

1. Except as specifically modified or amended herein, all terms and provisions of the Prior Deed shall continue and remain in full force and effect.

IN WITNESS WHEREOF, this deed is executed as a correction deed given and accepted in place of that Prior Deed executed by the grantor to the grantee as above set forth and is made to correct the above-mentioned error and confirm the Prior Deed and it will be effective as of, and retroactive to, the date of the Prior Deed.

Executed this 13th day of ~~January~~ February, 2013

Ruth E Johnson, Executor of
The Estate of Lillian Dunn Thomas

Ruth E Johnson

By: Ruth E Johnson, Executor

Witness my/our hand(s) this 13th day of ~~January~~ February, 2013.

STATE of Tennessee
COUNTY of Davidson

Before me the undersigned authority of the State and County aforesaid, personally appeared Ruth E Johnson, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who upon oath swore to and acknowledged herself to be the Executor of The Estate of Lillian Dunn Thomas, the within named bargainor, and that she as such Executor of The Estate of Lillian Dunn Thomas, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by herself as Executor of The Estate of Lillian Dunn Thomas.

Witness my hand and Official Seal this day ~~12/07/12~~ 2/13/2013

My Commission Expires: MAR 0 8 2016

MAXINE J. RUCKER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE

Notary Public

Please return to
LRCS
215 2ND AVE NORTH, SUITE 200
NASHVILLE, TN 37201

Certificate of Authenticity

I, Jennifer Chandler-Cole do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of TENNESSEE
County of DAVIDSON

Personally appeared before me, Maxine J. Rucker, a notary public for this county and state, Jennifer Chandler-Cole who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: MAR 0 8 2016

Notary's Seal (If on paper)

MAXINE J. RUCKER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE