BILL GARRETT, Davidson County
Trans:T20130017081 DEEDTRS
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Fees:22.00 Taxes:0.00
20130301-0020615

This Instrument Prepared By:
Jonathan R. Vinson, Attorney
P.O. Box 686
Clarksville, TN 37041-0686

FORECLOSURE DEED OF CORRECTION

JONATHAN R. VINSON, TRUSTEE
to
F&M REAL ESTATE TRANSFER CORPORATION

Name of New Owner and Address of Property:	F&M Real Estate Transfer Corporation 107 Sarver Avenue Madison, TN 37115 M/P 043-01-0-112.00
Name/Address of Entity Responsible for Property Taxes:	F&M Real Estate Transfer Corporation 50 Franklin Street Clarksville, TN 37040

THIS FORECLOSURE DEED OF CORRECTION is entered into on this 21st day of February, 2013, by and between Jonathan R. Vinson, Trustee, Grantor and hereafter called the "Grantor", and F&M Real Estate Transfer Corporation, Grantee and hereafter called the "Grantee".

WITNESSETH:

WHEREAS, by Foreclosure Deed of record in Instrument No. 20121106-0102138, Register's Office for Davidson County, Tennessee, Grantor did convey Grantee the real estate as therein described, hereafter called the "Deed".

WHEREAS, it has been discovered that an error exists in the Deed in that the legal description was incorrect in that it was absent exclusions to said legal description.

WHEREAS, Grantor and Grantee desire for the error with regards to the incorrect legal description in the Deed to be corrected.

NOW THEREFORE, in order to correct the error which exists in the Deed, the Grantor does hereby bargain, sell, transfer and convey unto the Grantee, the Grantee's successors and assigns forever, the following described real estate situated in Davidson County, Tennessee, to-wit:

> Being part of Lot Number "M" on the Plan of W.P. Ready Subdivision of the E.M. Thorton tract in Old 19th Civil District of Davidson County, Tennessee, as of record in Book 161, Page 157, of the Register's Office for Davidson County, Tennessee, a corrected map of which is of record in Book 332, Page 110, of the Register's Office for Davidson County, Tennessee, described as follows: Beginning at an iron pin and post in the North margin of Madison Avenue, said

pipe and post being the common corner of Lots "M" and "L" in the above described subdivision, running Northwardly with the boundary line between said two lots "M" and "L" 360 feet to an iron pipe; thence Westwardly and parallel with the North margin of Madison Avenue, 208.1 feet to an iron pipe; thence Southwardly and parallel with the East line of Lot ":M" in the above mentioned subdivision, 260 feet to an iron pipe the North margin of Madison Avenue, thence Eastwardly with the North margin of said Madison Avenue 208.1 feet to the beginning.

BEING the same property conveyed to Robert B. Keels and Angela Keels by Special Warranty Deed from Wells Fargo Bank Minnesota, N.A., as Trustee for the Delta Funding HEL Trust 2000-02, dated 7/29/2004 and filed of record in Instrument No. 20040730-0091455, Register's Office for Davidson County, Tennessee.

INCLUDED IN THE ABOVE DESCRIPTION, BUT EXPRESSLY EXCLUDED THEREFROM, are the following two (2) tracts of real estate:

TRACT ONE (EXCLUSION): A certain tract or parcel of land located in Davidson County, Tennessee, described as follows, to wit:

Being Lot No. 2 on the Final Plat of Keels Subdivision, of record by Instrument No. 20050110-0003491 in the Register's Office for Davidson County, Tennessee, to which land reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Michelle Davis, by deed of record in Instrument No. 20050408-0038955, in the Register's Office for Davidson County, Tennessee.

TRACT TWO (EXCLUSION): A certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

Being a tract of Land in the 9th Councilman District of Davidson County, Tennessee, and a portion of that property conveyed to Robert & Angela Keels in Instrument No. 200407300091455, also being Lot No. 1 of the plan of KEELS SUBDIVISION, FIRST REVISION, (Subdivision No. 2005D-232G-04), in the Register's Office for Davidson County, Tennessee, more accurately described according to a survey by Anthony T. Bollinger R.L.S., TN No. 2095 dated 06/25/05 as follows:

Beginning at the existing iron pin in the northerly margin of Sarver Avenue, said pin being the most southwest corner of herein described tract; thence now leaving said margin North 02 degrees 47 minutes 22 seconds East 254.19 feet to an existing iron pipe; thence South 86 degrees 03 minutes 41 seconds East, 63.41 feet to a set iron pin; thence South 02 degrees 47 minutes 22 seconds West, 63.40 feet to the point of beginning containing 0.369 acres.

Being the same property conveyed to Pamela S. Bayer by Warranty Deed dated February 23, 2007, as Instrument No. 20070228-0024512, in the Register's Office for Davidson County, Tennessee.

Said transfer/sale will be held subject to (1) all accrued taxes; (2) all terms, matters and conditions on the plat of record in Instrument No. 20060317-0031076, Register's Office for Davidson County, Tennessee; (3) rights of tenants in possession under unrecorded leases; (4) all matters on a recorded plan, restrictive covenants, easements, or setback lines that may be applicable; (5) any matters, liens or encumbrances as well as any priority created by a fixture filing which would take priority to the Deed of Trust under which the above-described sale is conducted; and, (6) any matter that an accurate survey of the property would show.

THE WARRANTIES made herein by the Grantor are made in the Grantor's representative capacity and not otherwise.

OTHER PROVISIONS of the Deed not addressed by this instrument are to remain unchanged and undisturbed by this instrument.

IN WITNESS WHEREOF, the Grantor has hereunto affixed the Grantor's signature on this the 27th day of February, 2013.

GRANTOR:

JONATHAN R. VINSON, Trustee

By: _____
JONATHAN R. VINSON,
Trustee

STATE OF TENNESSEE)
COUNTY OF MONTGOMERY)

Personally appeared before me, the undersigned a Notary Public in and for said State and County, JONATHAN R. VINSON, Trustee, the within named bargainor with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS MY HAND, at office, this the 27th day of February, 2013.

_____
Notary Public Seal

My Commission Expires: 2/17/2016

PAMELA BLAND
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

GRANTEE:

F&M REAL ESTATE TRANSFER CORPORATION

By: _____
David Thomas,
Vice President

STATE OF TENNESSEE)
COUNTY OF MONTGOMERY)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, David Thomas, Vice President, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself to be the Vice President of F&M Real Estate Transfer Corporation, the within named bargainor, a Tennessee Corporation, and that such Vice President executed the foregoing instrument for the purposes therein contained, by personally signing the name of the Company as Vice President thereof.

WITNESS MY HAND, at office, this the 27th day of February, 2013.

_____
Notary Public Seal

My Commission Expires: 4/13/16

RACHEL V. BULL
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY