BILL GARRETT, Davidson County
Trans:T20130063705 DEEDQC
Recvd: 07/25/13 15:53 2 pgs
Fees:12.00 Taxes:0.00
20130725-0077378

This Instrument Prepared By:

CINDY L. PORTER, 011643
Attorney at Law
5519 Hill Court
Nashville, TN 37220-2321

Name and Address of New Owner:	Name and Address of Entity Responsible for Payment of Real Property Taxes:	Tax Map and Parcel No.:
Edna Sharon Sanford 14319 Old Hickory Blvd. Antioch, TN 37013	Edna Sharon Sanford 14319 Old Hickory Blvd. Antioch, TN	173 192

DEED OF CORRECTION

THIS DEED OF CORRECTION is being recorded to clarify an error in the legal description of the western boundary of a portion of land devised in the Quit Claim Deed, Instrument 20130118-0006289, recorded in the Register of Deeds Office, Davidson County, Tennessee. (RDODC) on January 18, 2013. The entirety is now known as Lot 2 on the Final Plat, Resubdivision Lots 1 & 2 of W.K. Brittain, Etux Lands, Subdivision No. 2013S-073-001, of record in Instrument 201305220051848.

THIS INSTRUMENT is made and entered into this 23rd day of July, 2013, by and between the **Estate of Mary Frances Brittain** by Executor Walter Gerald Brittain, **Grantor,** and **Edna Sharon Sanford, Grantee**. Mary Frances Brittain was a widow, her husband William Kidd Brittain having predeceased her on February 14, 2009. Mrs. Brittain resided at 14307 Old Hickory Blvd., Antioch, Davidson County, TN 37013, until her death on June 16, 2012. The conveyance of this real property is made pursuant to the administration and probate of the Estate of Mary Frances Brittain, Probate No. 12P1267, of record in the Seventh Circuit Court of Davidson County, Tennessee, at Nashville. Walter Gerald Brittain was duly appointed the Executor of the Estate of Mary Frances Brittain.

WITNESSETH:

FOR AND IN CONSIDERATION of the sum of One Dollar ($1.00) and other good and valuable consideration, the receipt and legal sufficiency of which are hereby acknowledged, Grantor does hereby convey, transfer, remise, release, relinquish and quitclaim unto Grantee, Grantee's heirs and assigns, all of Grantor's right, title and interest in and to the following described real property, being a strip of approximately **.37 acres** of the property having an address of 14307 Old Hickory Blvd., Antioch, Davidson County, TN 37013, and further described as follows:

Beginning at a point on the right of way of Old Hickory Blvd. said point being the Southeast corner of Parcel 192, Property Map 173, Nashville, Davidson County, Tennessee, as recorded in Instrument # 20130522-0051848;
Thence N 86 deg 24 min 38 sec W 79.14 feet to a point;
Thence N 84 deg 34 min 52 sec W 52.00 feet to a point;
Thence S 68 deg 43 min 53 sec W 32.93 feet to a point;
Thence N 82 deg 57 min 30 sec W 12.00 feet to a point;
Thence N 81 deg 55 min 00 sec W 168.81 feet to a point;
Thence N 00 deg 29 min 42 sec E 52.32 feet to a point;
Thence S 83 deg 09 min 14 sec E 344.79 feet to a point on Old Hickory Blvd.;
Thence S 03 deg 47 min 14 sec W 35.06 feet to the point of beginning containing 16,210.89 Square feet or 0.37 acres.

Being part of the same property conveyed to William K. Brittain and wife, Mary Frances Brittain by deed from Noah Eckle Hooven, Jr. and wife Willie Virginia M. Hooven of record in Book 1400, Page103, Register's Office, Davidson County, Tennessee. Being part of the same property conveyed to Noah Eckle Hooven, Jr. and wife Willie Virginia M. Hooven by deed from Russell S. Rieves, Sr., and wife, of record in Book 1286, Page 642, Register's Office, Davidson County, Tennessee.

Further being part of the same property conveyed to William K. Brittain and wife, Mary Frances Brittain by deed from Jesse C. King, Jr. and wife, Marguerite Turner King, of record in Book 4054, Page 814, Register's Office, Davidson County, Tennessee. Being part of the same property conveyed to Jesse C. King, Jr. and wife, Marguerite Turner King, by deed from Nellie Barnes King et al, of record in Book 3673, Page 541, Register's Office, Davidson County, Tennessee.

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This conveyance is subject to any and all existing restrictions, zoning and planning ordinances, health department regulations that may affect the premises, and easements of record, except that the overflow septic tank line (pipe) on said land will be capped by Grantor.

The above-described property is **unimproved** property. Property taxes for 2012 have been paid by Grantor. This conveyance is further made subject to real property taxes for 2013 and subsequent years.

WHEREOF, Grantor has caused this instrument to be executed on the date first above written.

GRANTOR:

Walter Gerald Brittain
ESTATE OF MARY FRANCES BRITTAIN
By Walter Gerald Brittain as Executor

STATE OF TENNESSEE)
COUNTY OF Davidson)

Before me, Cindy L. Porter, of the State and County aforesaid, personally appeared the Executor, Walter Gerald Brittain, 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 Executor of the Estate of Mary Frances Brittain, and that he as such Grantor, executed the foregoing instrument for the purpose therein contained.

WITNESS my hand and seal, this 23rd day of July, 2013.

CINDY L. PORTER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Cindy L. Porter
NOTARY PUBLIC
My Commission Expires:

My Commission Expires:
~~**August 23, 2016**~~

AFFIDAVIT

I hereby swear or affirm that to the best of affiant's knowledge, information and belief, the actual consideration for the transfer is $1.00, and the value for the transfer is $0.00.

AFFIANT:

Walter Gerald Brittain
ESTATE OF MARY FRANCES BRITTAIN
By Walter Gerald Brittain as Executor

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

SUBSCRIBED AND SWORN TO BEFORE ME THIS 23rd day of July, 2013.

CINDY L. PORTER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Cindy L. Porter
NOTARY PUBLIC

My Commission Expires:
~~**August 23, 2016**~~
My Commission Expires