BILL GARRETT, Davidson County
Trans:T20130098248 DEEDWARR
Recvd: 11/19/13 11:09 3 pgs
Fees:17.00 Taxes:0.00
20131119-0119244

This Instrument Prepared By:
Bankers Title & Escrow Corp.
5107 Maryland Way, Ste. 115
Brentwood, TN 37027

DEED OF CORRECTION

WHEREAS, by Warranty Deed of record in Instrument No. 20040806-0095131, Register's Office for Davidson County, Tennessee, James S. Frey, Sr. and wife Anne W. Frey conveyed a certain real property of land in Davidson County, Tennessee, to Stephen Dambach and wife Karen S. Dambach. **WHEREAS**, by inadvertence and mutual mistake, said deed *contained numerous typographical errors in the legal description which resulted in* an error in the legal description of the property intended to be conveyed which was described as follows:

Land in Davidson County, Tennessee, being described as follows:

Tract I: Land in Davidson County, Tennessee being the westerly 6 feet of the northerly 44 feet of Lot Number 23, the northerly 44 feet of Lot Number 24 and all of Lot numbef 23 opf ewinf and Wetmore's Addition to Nashville, as of record in Book 14, pages 202 and 203, Register's Office for Davidson County, Tennessee, Tennessee, to which plan reference is hereby made.

Said parts of Lots 24 and 25 front 36.2 feet on the northerly margin of Fogg Street and extends back northerly between parallel lines with the westerly margin of an alley 86 feet to a dead line.

Tract II: Land in Davidson County, Tennessee, being the southerly 86 feet of Lot number 26 and the westerly six (6) feet of the southerly 86 feet of Lot number 25 in Ewing and Wirmore's Addition to Nashville, as of record in Book 14, pages 202 and 203, Registers office for Davidson County, Tennessee.

Said part of Lots number 24 and 25 front 36-2 feet on the northerly margin of Fogg Street and extend back northerly between parallel lines with the westerly margin of an alley 86 feet to a dead line.

Said lot fronts 31 feet on the North side of Fogg Street and runs back 130 feet to an alley.

Being the same property conveyed to James S. Frey and wife Anne W. Frey by deeds of record in Book 7435, page 96, book 7438, page 98 and book 7438, page 100, said Registers office.

WHEREAS, ***because of the typographical errors in*** the legal description *it* does not accurately describe the property the Grantee has purchased.

WHEREAS, the Grantees and Grantor have agreed to correct said errors;

NOW THEREFORE, the said Grantor for the purpose of correcting said error and in consideration of the sum of $10.00 to them in hand paid, have bargained and sold and by these presents do bargain, sell, and convey unto Grantees, their heirs successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being described as follows:

TRACT I: Land in Davidson County, Tennessee, being the westerly 6 feet of the northerly 44 feet of Lot No. 25, the northerly 44 feet of Lot No. 24 and all of Lot No. 23 on the Plan of Ewing and Wetmore's Addition to Nashville, of record in Book 14, pages 202 and 203, Registers office for Davidson County, Tennessee, described as follows: BEGINNING on the northerly margin of Fogg Street, at the corner of Lots No. 22 & 23; thence with the line between said two lots, northerly

130 feet to the southerly margin of an alley; thence with the same, easterly 70 feet; thence southerly 44 feet; thence westerly 38 feet to a point in the line between Lots No. 23 & 24; thence with the line between said two lots, southerly 86 feet to the northerly margin of Fogg Street; thence with the same, westerly 32 feet to the beginning.

TRACT II: Land in Davidson County, Tennessee, being the southerly 86 feet of Lot No. 24 and the westerly 6 feet of the southerly 86 feet of Lot No. 25 on the Plan of Ewing and Wetmore's Addition to Nashville, of record in Book 14, pages 202 and 203, Registers office for Davidson County, Tennessee.

Said part of Lots Nos. 24 and 25 fronts 36.2 feet on the northerly margin of Fogg Street and extends back northerly between parallel lines with the westerly margin of an alley 86 feet to a dead line.

TRACT III: Land in Davidson County, Tennessee, being Lot No. 22 on the plan of Ewing and Wetmore's Addition to Nashville, of record in Book 14, pages 202 and 203, Registers office for Davidson County, Tennessee.

Being the same property conveyed to Stephen Dambach and wife Karen S. Dambach by deed from James S. Frey, Sr. and wife Anne W. Frey, of record in Instrument No. 20040806-0095131, Registers office for Davidson County, Tennessee.

TO HAVE AND TO HOLD said land, together with all the privileges and appurtenances thereunto belonging to the said grantees, their heirs and assigns, in fee simple forever, and the said grantors do hereby re-affirm and ratify all covenants and warranties and stipulations made and provided in said deed of record in Instrument No. 20040806-0095131, Registers office for Davidson County, Tennessee.

IN WITNESS THEREOF the parties have executed this instrument as of this 28th day of April, 2008.

GRANTOR:

James S. Frey, Sr.

Anne W. Frey

GRANTEE(S)

Stephen Dambach

Karen S. Dambach

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public of said county and state **James S. Frey, Sr. and wife Anne W. Frey**, the within named bargainor(s), with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at Office, this 28th day of April, 2008.

LAURA ROBERTS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public

My Commission Expires: 5-23-09

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public of said county and state **Stephen Dambach and wife Karen S. Dambach,** the within named bargainor(s), with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at Office, this 28th day of April, 2008.

Laura Roberts
Notary Public

LAURA ROBERTS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My commission expires: 5-23-09

STATE OF TENNESSEE
COUNTY OF Davidson

The actual value or consideration, whichever is greater, for this transfer is greater) is $-0-.

Laura Roberts
AFFIANT

Sworn to and subscribed before me this the 28 day of April, 2008.

Priscilla C. Urbanek
NOTARY PUBLIC

My Commission Expires: 5/24/08

PRISCILLA C. URBANEK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENNESSEE