BILL GARRETT, Davidson County
Trans:T20130107103 DEEDWARR
Recvd: 12/26/13 14:43 4 pgs
Fees:22.00 Taxes:0.00

20131226-0130042

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

CERTIFICATION # 00010353

I, Sadie Wade, Register of Deeds, hereby certify this is a true and perfect copy of Instrument Number, 95133478, Book Number, 1284, page(s), 772, recorded in this office as a CORRECTION INSTRUMENT from AXT RICHARD CHARLES JR to BYRD LAWRENCE JR.

Witness the Official Signature and Seal this 20th day of December 2013.

Sadie Wade, Register

Beth Lynch

Deputy Register

WILLIAMSON CO. REGISTER OF DEEDS
FRANKLIN, TN

ADDRESS NEW OWNER:
Mr. and Mrs. Lawrence Byrd, Jr.
918 Bluff Road
Brentwood, TN 37027

SEND TAX BILLS TO:
NationsBanc Mortgage Corporation
P.O. Box 353
Louisville, KY 40201-0353

MAP AND PARCEL NOS:
031-022.00 (Dist. 16)

This instrument prepared by Smith & Archer, P.C., Attorneys at Law,
2505 Elm Hill Pike, Suite C, Nashville, Tennessee 37214. (Box 27-B)

DEED OF CORRECTION

This Deed of Correction made and entered into on this the 4th day of January, 1996, by and between **Richard Charles Axt, Jr., and wife, Jacqueline B. Axt,** Parties of the First Part, and **Lawrence Byrd, Jr., and wife, Marilyn A. Byrd,** Parties of the Second Part:

WHEREAS, on August 12, 1993, by Deed recorded in Book 1105, Page 318, Register's Office for Williamson County, Tennessee, Parties of the First Part conveyed certain property in Williamson County, Tennessee, (a portion of which lies in Davidson County, Tennessee) to Parties of the Second Part, and;

WHEREAS, said Deed is irregular because the real property was incorrectly described, and;

WHEREAS, this Deed of Correction is for the purpose of fulfilling the desire of the Parties to correct the aforesaid Deed of record in Book 1105, Page 318, said Register's Office and for the purpose of having the Parties of the First Part, convey all right, title, and interest in the hereinbelow described property to the Parties of the Second Part.

NOW, THEREFORE, for and in consideration of the premises herein, the mutual benefit of the parties hereto and other good and valuable consideration the receipt and sufficiency of which is hereby acknowledged, the Parties of the First Part do hereby transfer and convey unto the Parties of the Second Part, the following described property:

TRACT I Being part of Lot No. 1-A on the plan of Bluff Road Acres, Concord Realty Tracts, of record in Plat Book 7, Page 10, Register's Office for Williamson County, Tennessee, located in the 16th Civil District of Williamson County, Tennessee, and a portion of which lies in Davidson County, Tennessee, described as follows:

BEING at a point in the center of Bluff Road, said point being 328.92' north of Pinkerton Road; thence continuing along the center of said road north 5 degrees 05' 13" east, 17.91' to the beginning of a curve; thence with said curve to the left having a radius of 482.482, a distance of 32.69' to a point common to Tract No. 2-A; thence with a line common to said tract north 85 degrees 10' 18" east, 910.51' to a point at Owl Creek; thence along said creek north 27 degrees 07' 43" west, 413.51' to a point; thence with a line common to Tract No. 3-A north 89 degrees 08' 59" east, 502.05 feet to a point in King's east line; thence along said line south 0 degrees 29' 27" east, 315.37' to an iron pin; thence south 0 degrees 07' 15" west, 1008.50' to an iron pin; thence south 42 degrees 15' 06" west, 60.13' to an iron pin at Owl Creek; thence with the following lines common to Owl Creek Subdivision, north 34 degrees 40' 25" west, 259.49' to an iron pin; thence north 0 degrees 49' 41" west, 150.40' to an iron pin; thence north 38 degrees 36' 59" west, 220.91' to an iron pin; thence leaving the lines common to Owl Creek Subdivision, north 11 degrees 36' 36" east, 236.88' to a point; thence south 85 degrees 10' 18" west, 916.18' to the POINT OF BEGINNING, and containing 9.325 acres, more or less.

TRACT II Land located in the 16th Civil District of Williamson County, Tennessee, and being part of Lot 1-A on the plan of Bluff Road Acres, Concord Realty Tracts, of record in Plat Book 7, Page 10, said Register's Office, and more particularly described as follows:

BEGINNING at an iron pin in the centerline of Bluff Road, being common to the northwest corner of Tract 8-A on the plan of Bluff Road Acres, Concord Realty Tracts; thence with the centerline of Bluff Road, north 5 degrees 05' 13" east, 156.11 feet to a point; thence leaving Bluff Road, north 85 degrees 10' 18" east, 916.18 feet

INITIALS OF THE PARTIES RCA

to a point in Owl Creek; thence south 11 degrees 38' 36" west, 235.85 feet; thence with line common to Owl Creek Subdivision, south 79 degrees 13' 38" west, 389.48 feet; thence with the line common to Tract 8-A, north 32 degrees 13' 58" west, 129.42 feet to a point; thence continuing south 85 degrees 50' 07" west, 420.53 feet to the POINT OF BEGINNING and containing 4.11 acres, more or less.

Being the same property conveyed to Richard Charles Axt, Jr., and wife, Jacqueline B. Axt, by deed from David C. Hooven and wife, Anna P. Hooven, of record in Book 644, Page 926, Register's Office for Williamson County, Tennessee.

This is property with a common address of 918 Bluff Road, Brentwood, Tennessee, 37027.

TO HAVE AND TO HOLD the said tracts or parcels of land with the appurtenances, estate, title, and interests thereto belonging to the said Parties of the Second Part, their successors and assigns, forever.

And the Parties of the First Part do covenant with the said Parties of the Second Part that Parties of the First Part are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered except as set forth herein.

And Parties of the First Part do further covenant and bind themselves, their representatives and assigns, to warrant and forever defend the title to the Property to the said Parties of the Second Part, their successors and assigns against the lawful claims of all persons whomsoever.

When necessary for proper construction, the singular shall include the plural and the plural the singular, and any reference herein to gender shall refer to all genders.

IN WITNESS WHEREOF, the Parties have caused this Deed to be executed this 24 day of January, 1996.

RICHARD CHARLES AXT, JR., Party of the First Part

JACQUELINE B. AXT, Party of the First Part

LAWRENCE BYRD, JR., Party of the Second Part

MARILYN A. BYRD, Party of the Second Part

STATE OF TENNESSEE
COUNTY OF Franklin

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named RICHARD CHARLES AXT, JR., AND WIFE, JACQUELINE B. AXT, with whom I am personally acquainted, or who 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 and official seal at Estill Springs, Tennessee, this 24 day of January, 1996.

Notary Public
My Commission Expires: 4-22-98

NOTARY PUBLIC STATE OF TENNESSEE LARGE

INITIALS OF THE PARTIES JCA RBA LBA MAB

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named LAWRENCE BYRD, JR., AND WIFE, MARILYN A BYRD, with whom I am personally acquainted, or who 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 and official seal at NASHVILLE, Tennessee, this 6 day of Feb, 1995.

Notary Public
My Commission Expires: 7-27-96

State of Tennessee, County of WILLIAMSON
Received for record the 28 day of
APRIL 1995 at 9:41 AM. CHECK 13349
Recorded in official records
Book 1284 Page 772- 774
Notebook 84 Page 276
State Tax $ .00 Clerks Fee $ .00.
Recording $ 12.00. Total $ 12.00.
Register of Deeds BARRIE WADE
Deputy Register MARLENE FLEY

RELEASE OF THE WITHIN