BILL GARRETT, Davidson County
Trans:T20140032362 DEEDWARR
Recvd: 05/09/14 13:54 2 pgs
Fees:13.00 Taxes:14.80
20140509-0039944

DEED OF CORRECTION

State of Tennessee }
County of Davidson)

The actual consideration or value, whichever is greater, for this transfer is $4,000.00

Kimberly S Jones
Affiant

Sworn to and subscribed before me this 7th day of May, 2014

Robert F Spann
NOTARY PUBLIC

My Commission expires 5-20-14

ROBERT F. SPANN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

This instrument prepared by:

Robert F. Spann, Attorney
1312 Sixth Avenue, North
Nashville, TN 37208

ADDRESS-NEW OWNER:	SEND TAX BILLS TO:	MAP/PARCEL NUMBER:
David G. Patterson	Same	09204012300
P.O. Box 159243		
Nashville, TN 37215-9243,		

This **Deed of Correction** is being filed for the following purpose:
On the 16th of May, 1994, a warranty deed was signed by T. C. Jones and wife, Sara Jane Jones purporting to convey certain real property to David. G. Patterson, Jr. Said property is described as follows:

> Land in Davidson County, Tennessee, being the west part of Lots Nos. 11, 12, and 13, and the west part of the south part of Lot No. 10 on the Plan of Rowan Place, as of record in Book 101, page 78, Register's Office for Davidson County, Tennessee.
>
> Said parts of said lots adjoin and front together 40 feet on the north side of Jackson Street, and run back between parallel lines along the east margin of Morrison Street, formerly Rowan Place, 104 feet to a 10-foot alley, called for in deeds.

Being the same property conveyed to T. C. Jones by deed from Gertrude Ryan, Frank Ryan and Don C. Ryan, of record in Book 7898, page 674, Register's Office for Davidson County, Tennessee.

This is property known as 1112 Jackson Street, Nashville, TN 37208.

The above legal description is the same as in the last recorded instrument.

Said deed was never recorded in the Register's Office for Davidson County, Tennessee, and the said T. C. Jones having since died. David G. Patterson has continued to pay taxes on said property since 1994.

In order to correct the problem, the said Sara Jane Jones, unmarried, executes this deed of correction to vest title to said property in David G. Patterson, Jr.

Therefore, in order to correct this problem and vest fee simple title to the above-described property in David G. Patterson, Jr., Sara Jane Jones executes this deed of conveyance, and in doing so, conveys any and all interest she and her late husband had in the above-described property to David G. Patterson, Jr., to the end that he be the owner of said property in fee simple absolute.

TO HAVE AND TO HOLD the said property, with all appurtenances, estate, title, and interest thereto belonging to the Grantee, his heirs and assigns forever; and Grantor does covenant with the said Grantee that she is lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and Grantor does further covenant and bind herself, her heirs, assigns and representatives, to warrant and forever defend the title to the said land to the said Grantee, his heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

WITNESS my hand this 30th day of April, 2014.

Sara Jane Jones
SARA JANE JONES

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public of said County and State, **Sara Jane Jones**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 30th day of April, 2014.

Michelle D. Kirby
NOTARY PUBLIC

MICHELLE D. KIRBY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires:

9-9-2014