BILL GARRETT, Davidson County
Trans:T20150002886 DEEDQC
Recvd: 01/13/15 09:39 7 pgs
Fees:37.00 Taxes:0.00
20150113-0003445

THIS INSTRUMENT PREPARED BY:

JEFFREY MOBLEY
Howard Mobley Hayes & Gontarek, PLLC
2319 Crestmoor Road
Nashville, Tennessee 37215
(615) 627-4444
(615) 627-4448 fax
jeff@howardmobley.com

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $NONE.

David A. Smith, AFFIANT

Subscribed and sworn to before me this 8th day of January, 2015.

Notary Public

My Commission Expires: STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires: December 6, 2016

Address of New Owner:	Send Tax Bills To:	Tax Map and Parcel No.
David A. Smith, Trustee The David A. Smith Inheritance Trust 5814 Lickton Pike Goodlettsville, TN 37072	-SAME-	082 16 0 051.00

DEED OF CORRECTION

Explanation of Correction:

Certain deeds recorded in the Register's Office for Davidson County, Tennessee, contained an error (consisting of an incomplete property description of one parcel) that needs to be corrected, to wit:

1. The Deeds in need of correction are described below.

Warranty Deed recorded on June 18, 2008, from James M. Smith, Sr., and wife, Alice M. Smith, as grantors, to Alice M. Smith and James M. Smith, Sr., Trustees of The Alice M. Smith Living Trust, established by the Revocable Trust Agreement of Alice M. Smith, dated May 5, 2008, as grantees, of record as Instrument No. 20080618-0062600, Register's Office for Davidson County, Tennessee.

Trustees' Deed recorded on December 22, 2011, from James M. Smith, Jr. and David A. Smith, Trustees of The Alice M. Smith Living Trust, established by the Revocable Trust Agreement of Alice M. Smith, dated May 5, 2008, as grantors, to James M. Smith, Jr., and David A. Smith, Trustees of The Alice M. Smith Bypass Trust (as to an undivided one-half tenant in common interest) and to James M Smith, Jr. and David A. Smith, Trustees of The Alice M. Smith Tennessee Bypass Trust (as to an undivided one-half tenant in common interest), as grantees, of record as Instrument No. 20111222-0100122, Register's Office for Davidson County, Tennessee.

Trustees' Deed recorded on December 21, 2012, from James M. Smith, Jr. and David A. Smith, Trustees of The Alice M. Smith Bypass Trust, and James M. Smith, Jr., and David A. Smith, Trustees of The Alice M. Smith Tennessee Bypass Trust, as grantors, to David A. Smith, Trustee of The David A. Smith Inheritance Trust, as grantee, of record as Instrument No. 20121221-0118018, Register's Office for Davidson County, Tennessee.

2. Each one of these three deeds conveyed the parcel that is the subject of this deed of correction, each one of these deeds made the same error in describing the subject property, and each one of these three deeds needs correction.

3. **Matter Needing Correction**:

The Parcel known as 703 Woodland Street, Nashville, Davidson County, Tennessee, which is listed in each one of the three deeds as Davidson County tax map 082-16, parcel 51.00, contains an incomplete description of said parcel.

Here is the (incomplete) property description contained in each one of the aforesaid three deeds:

703 Woodland Street Nashville Map & Parcel 082 16 0 051.00

Land in Davidson County, Tennessee, more particularly described as follows:

Being Lot No. 18 in Hobson & Wheless' Addition to Edgefield, now East Nashville, a plan of which is registered in Book No. 21, Page 21, Register's Office for Davidson County, Tennessee.

Said Lot No. 18 fronts 50 feet on the northerly side of Woodland Street and runs back between parallel lines 170 feet to an alley.

BEING the same property conveyed by Deed from Martha Woodson Austin, Madge Woodson Haury, and Lillian Woodson Wey to James M. Smith, Sr., and Edgar E. Harlin, Jr., of record in Book 2734, page 173, Register's Office for Davidson County, Tennessee.

Here is the corrected, complete property description that should be included in each of the three deeds described in Paragraph 1. hereinabove. The portion of the property description inadvertently omitted from the property description in the prior deeds is italicized below.

701 Woodland Street Nashville Map & Parcel 082 16 0 051.00

Land in Davidson County, Tennessee, more particularly described as follows:

Being Lot No. 18 in Hobson & Wheless' Addition to Edgefield, now East Nashville, a plan of which is registered in Book No. 21, Page 21, Register's Office for Davidson County, Tennessee.

Said Lot No. 18 fronts 50 feet on the northerly side of Woodland Street and runs back between parallel lines 170 feet to an alley.

BEING the same property conveyed by Deed from Martha Woodson Austin, Madge Woodson Haury, and Lillian Woodson Wey to James M. Smith, Sr., and Edgar E. Harlin, Jr., of record in Book 2734, page 173, Register's Office for Davidson County, Tennessee.

Land in Davidson County, Tennessee, being the southerly 130 feet of Lot No. 20 on the Plan of Hobson and Wheless' Second Addition to Edgefield, now East Nashville, of record in Book 21, page 21, Register's Office for Davidson County, Tennessee.

Said part of said lot fronts 50 feet on the northerly side of Woodland Street and runs back between parallel lines along the easterly margin of South 7th Street, 130 feet to a dead line.

BEING the same property conveyed to James M. Smith, Sr. and Edgar E. Harlin, Jr. by deed from Lester L. Sadler, of record in Book 2736, page 155, Register's Office for Davidson County, Tennessee.

Land in Davidson County, Tennessee, being Lot No. 19 on the Map of Hobson and Wheless 2nd Addition to Edgefield, now East Nashville, of record in Book 21, page 21, Register's Office for Davidson County, Tennessee.

Said Lot No. 19 fronts 50 feet on the north side of Woodland Street and runs back between parallel lines 170 feet to an alley.

BEING the same property conveyed to James M. Smith, Sr. and Edgar E. Harlin, Jr. by deed from Lester L. Sadler, of record in Book 2736, page 155, Register's Office for Davidson County, Tennessee.

THIS INSTRUMENT REPLACES & SUPERCEDES THE SCRIVENER'S AFFIDAVITS OF CORRECTION OF RECORD AS INSTRUMENT NO. 20130807-0082918, AND AS INSTRUMENT NO. 20130814-0085556, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

Corrected Deed of Conveyance

KNOW ALL PERSONS by these presents that the following persons: **James M. Smith, Jr., and David A. Smith, Executors of the Estate of Alice M. Smith, deceased; James M. Smith, Jr., and David A. Smith, Trustees of The Alice M. Smith Bypass Trust; James M. Smith, Jr. and David A. Smith, Trustees of The Alice M. Smith Tennessee Bypass Trust; James M. Smith, Jr., and David A. Smith, Executors of the Estate of James M. Smith, Sr., deceased; James M. Smith, Jr., and David A. Smith, Trustees of The James M. Smith Sr. Living Trust; James M. Smith, Jr., individually; and David A. Smith, individually;** for and in

consideration of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, hereby release, remise and quitclaim to **David A. Smith, Trustee of The David A. Smith Inheritance Trust,** and to his successors in trust and assigns, with full power to sell, transfer, mortgage and convey without the signature of any beneficiary, all of the right, title and interest of the above-named grantors in and to the following tracts or parcels of land in the State of Tennessee:

701 Woodland Street Nashville **Map & Parcel 082 16 0 051.00**

Land in Davidson County, Tennessee, more particularly described as follows:

Being Lot No. 18 in Hobson & Wheless' Addition to Edgefield, now East Nashville, a plan of which is registered in Book No. 21, Page 21, Register's Office for Davidson County, Tennessee.

Said Lot No. 18 fronts 50 feet on the northerly side of Woodland Street and runs back between parallel lines 170 feet to an alley.

BEING the same property conveyed by Deed from Martha Woodson Austin, Madge Woodson Haury, and Lillian Woodson Wey to James M. Smith, Sr., and Edgar E. Harlin, Jr., of record in Book 2734, page 173, Register's Office for Davidson County, Tennessee.

Land in Davidson County, Tennessee, being the southerly 130 feet of Lot No. 20 on the Plan of Hobson and Wheless' Second Addition to Edgefield, now East Nashville, of record in Book 21, page 21, Register's Office for Davidson County, Tennessee.

Said part of said lot fronts 50 feet on the northerly side of Woodland Street and runs back between parallel lines along the easterly margin of South 7th Street, 130 feet to a dead line.

BEING the same property conveyed to James M. Smith, Sr. and Edgar E. Harlin, Jr. by deed from Lester L. Sadler, of record in Book 2736, page 155, Register's Office for Davidson County, Tennessee.

Land in Davidson County, Tennessee, being Lot No. 19 on the Map of Hobson and Wheless 2nd Addition to Edgefield, now East Nashville, of record in Book 21, page 21, Register's Office for Davidson County, Tennessee.

Said Lot No. 19 fronts 50 feet on the north side of Woodland Street and runs back between parallel lines 170 feet to an alley.

BEING the same property conveyed to James M. Smith, Sr. and Edgar E. Harlin, Jr. by deed from Lester L. Sadler, of record in Book 2736, page 155, Register's Office for Davidson County, Tennessee.

Also being part of the same property conveyed to Alice M. Smith and James M. Smith, Sr., Trustees of The Alice M. Smith Living Trust, established by the Revocable Trust Agreement of Alice M. Smith, dated May 5, 2008, by Warranty Deed from James M. Smith, Sr., and wife, Alice M. Smith, of record as Instrument No. 20080618-0062600, Register's Office for Davidson County, Tennessee.

Also being part of the same property conveyed to James M. Smith, Jr., and David A. Smith, Trustees of The Alice M. Smith Bypass Trust (as to an undivided one-half tenant in common interest) and to James M Smith, Jr. and David A. Smith, Trustees of The Alice M. Smith Tennessee Bypass Trust (as to an undivided one-half tenant in common interest), by Trustees' Deed from James M. Smith, Jr. and David A. Smith, Trustees of The Alice M. Smith Living Trust, established by the Revocable Trust Agreement of Alice M. Smith, dated May 5, 2008, of record as Instrument No. 20111222-0100122, Register's Office for Davidson County, Tennessee.

Also being part of the same property conveyed to David A. Smith, Trustee of The David A. Smith Inheritance Trust, by Trustees' Deed from James M. Smith, Jr. and David A. Smith, Trustees of The Alice M. Smith Bypass Trust, and James M. Smith, Jr., and David A. Smith, Trustees of The Alice M. Smith Tennessee Bypass Trust, of record as Instrument No. 20121221-0118018, Register's Office for Davidson County, Tennessee. (The deed described in this paragraph essentially duplicated, albeit with an incorrect property description, the deed signed hereinbelow).

Said property is quitclaimed subject to such limitations, restrictions and encumbrances as may affect the premises.

WITNESS our hands this 8th day of January, 2015.

James M. Smith, Jr., individually, and
Executor of the Estate of Alice M. Smith, deceased;
Trustee of The Alice M. Smith Bypass Trust;
Trustee of The Alice M. Smith Tennessee Bypass Trust;
Executor of the Estate of James M. Smith, Sr., deceased;
& Trustee of The James M. Smith, Sr. Living Trust

David A. Smith, individually, and
Executor of the Estate of Alice M. Smith, deceased;
Trustee of The Alice M. Smith Bypass Trust;
Trustee of The Alice M. Smith Tennessee Bypass Trust;
Executor of the Estate of James M. Smith, Sr., deceased;
& Trustee of The James M. Smith, Sr. Living Trust

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **James M. Smith, Jr.**, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 7th day of January, 2015.

JULIA C. HUNT STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public

My Commission Expires: _____

MY COMMISSION EXPIRES:
December 6, 2016

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **David A. Smith,** with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 8th day of January, 2015.

JULIA C. HUNT STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public

My Commission Expires: _____

MY COMMISSION EXPIRES:
December 6, 2016