Prepared from information submitted by the parties by
Daniel L. Wischhof, Attorney, 515 Rivergate Parkway, Ste. 111, Goodlettsville, TN 37072

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	TAX MAP/PARCEL #
James B. Overby, et.al.	Same	Map 53-8
2209 Lakeshore Drive		Parcel 3
Old Hickory, Tennessee 37138		

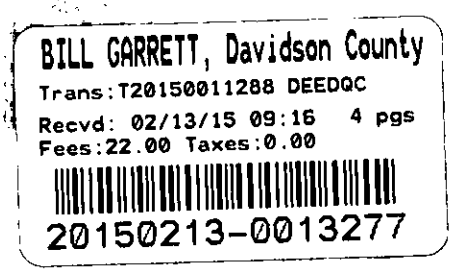
DEED OF CORRECTION TO CORRECT QUITCLAIM 20090605-0052257

WHEREAS on May 27, 2009 I, James B. Overby, executed a Quitclaim Deed now of record as Instrument 20090605-0052257, Register's Office for Davidson County, Tennessee, conveying a tenancy in common in and to my real property described therein to Charles V. Duncan; and

WHEREAS, by an error, the interest granted was set out therein as being subject to a right of survivorship, but it was not and is not my intention to grant to my grantee or to reserve to myself a right of survivorship, and

WHEREAS, the error has been brought to my attention upon the death of Charles V. Duncan, which has left the erroneous appearance that I now hold sole legal title contrary to the purpose and intent of the Quitclaim Deed, and I acknowledge that an equitable interest exists in the Estate of Charles V. Duncan in and to an equal tenancy in common as I intended and attempted to create;

NOW, THEN, for no new money consideration, but for the purpose of correcting the conveyance set out in my said Quitclaim Deed and eliminating the possibility of litigation for a reformation of said Deed,



I, **James B. Overby**, quitclaim and convey to **James B. Overby and Charles V. Duncan, as Tenants in Common,** all of my right, title and interest in and to the following real property in Davidson County, Tennessee:

See **Exhibit A** hereto

Being the same property conveyed to James B. Overby by Warranty Deed from Martha B. Moore Brown and Loretta M. Offschanka, of record as Instrument 200407190085831, Register's Office for Davidson County, Tennessee, and subsequently by the Quitclaim Deed of record as Instrument 20090605-0052257 which is the subject of this Deed of Correction.

This conveyance corrects the Deed of May 27, 2009, of record as Instrument 20090605-0052257, now for then, it being my intention that the vesting correctly set out herein shall be treated for all purposes as if originally made.

Witness my signature this date: 1/27/2015

James B. Overby

STATE OF TENNESSEE)
COUNTY OF Davidson)

Personally appeared before me, the undersigned Notary Public, the within named **James B. Overby**, the bargainor, with whom I am personally acquainted (or proven to me on the basis of satisfactory evidence) and who, being duly sworn, executed the within instrument for the purposes therein contained as her free act and deed.

Witness my hand and seal this date: 1/27/2015

DANIEL L. WISCHHOF
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public

My commission expires: 7/2/2018

STATE OF TENNESSEE)
COUNTY OF Davidson)

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

Affiant

Sworn to and subscribed before me this date: 1/25/18

Notary Public

My commission expires: 7/2/18

DANIEL L. WISEMAN
NOTARY PUBLIC
OF
TENNESSEE
NOTARY
PUBLIC
DAVIDSON COUNTY

EXHIBIT A

Legal Description

TRACT 1:
A small tract of land in the 4th Civil District of Davidson County, Tennessee, described as follows:

Beginning at a point in the northeasterly margin of Pitts Avenue, 85 feet northwest from the margin of 24th Street; thence northeasterly 150 feet to a point which is 70 feet northwest from the margin of 24th Street; thence with the margin of the same southeasterly 85 feet to the point of beginning.

Being the same property conveyed to Martha B. Moore Brown and Loretta M. Offschanka by Quitclaim Deed from Martha B. Moore a/k/a Martha B. Moore Brown of record in Book 10715, Page 68, register's Office for Davidson County, Tennessee.

TRACT 2:
Being part of the property shown on the Plan of Dabbs & Elliot Subdivision at Old Hickory as of record in Book 547, Page 127, Register's Office of Davidson County, Tennessee, described according to a survey made by Ralph W. C. Lambert, Surveyor, dated August 13, 1974, as follows:

Beginning at a point in the northeast margin of Lakeshore Drive, said point being the northwest corner of the Fred D. Moore property, as of record in Book 3497, page 201, said Register's Office; thence North 53 deg. 35' east 150.0 feet to an iron pin; thence north 45 deg 55' west 35.58 feet to the southeasterly margin of 15 foot access easement; thence with said easement south 65 deg. 38' west 33.2 feet to a point; thence continuing along said easement, with a curve having a center line radius of 376.04 feet, a curve distance of 117.39 feet to a railroad spike on the northeasterly right-of-way of Lakeshore Drive; thence south 49 deg. 31' east along said margin 15.02 feet to the point of beginning.