BILL GARRETT, Davidson County
Trans:T20150043603 DEEDQC
Recvd: 06/03/15 14:18 10 pgs
Fees:52.00 Taxes:0.00
20150603-0051926

THIS INSTRUMENT WAS PREPARED BY:

Mark H. Westlake
GULLETT, SANFORD, ROBINSON & MARTIN, PLLC
150 Third Avenue South, Suite 1700
Nashville, Tennessee 37201
(615) 244-4994

STATE OF TENNESSEE)
COUNTY OF Davidson)

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

Affiant

Subscribed and sworn to before me, this 2nd day of June, 2015.

LYNNE B. JERVIS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN. My Commission Expires MAR. 6, 2018

Notary Public

My Commission Expires: 3-6-18

INSTRUMENT OF CORRECTION OF DEED

WHEREAS, by quitclaim deed of record as instrument 20130123-0007272, Register's Office for Davidson County, Tennessee (the "Quitclaim Deed"), **C. ANTHONY EDWARDS**, Trustee of the Elizabeth B. Campbell Testamentary Trust conveyed a certain tract or parcel of land in Davidson County, Tennessee, described therein to **RAY DOBSON and FAITH DOBSON FRANCIS**; and

WHEREAS, by inadvertence, the Deed contained errors in the description of the land intended to be conveyed, which was therein described incorrectly as shown on Attachment No. 1; and

WHEREAS, C. ANTHONY EDWARDS, Trustee desires to correct the land description in the Quitclaim Deed:

NOW, THEREFORE, for the purpose of correcting the property description and in consideration of the sum of Ten and No/100 ($10.00) Dollars cash in hand paid, the receipt and sufficiency of which are hereby acknowledged, **C. ANTHONY EDWARDS,** Trustee of the Elizabeth B. Campbell Testamentary Trust deceased conveys and quitclaims to **RAY DOBSON** a thirty-two percent (32%) interest and **FAITH DOBSON FRANCIS** a sixty-eight percent (68%) interest, their heirs and assigns, all right, title and interest in and to a certain tract or parcel of land in Davidson County, Tennessee as correctly shown on Attachment No. 2 including Exhibits A, B, C, D and E.

C. ANTHONY EDWARDS, as Trustee states and acknowledges that with the recording of this instrument, the incorrect description contained in the Quitclaim Deed will effectively be replaced with the correct description.

This property is conveyed subject to all limitations, restrictions and encumbrances as may affect the premises.

IN WITNESS WHEREOF, this Instrument of Correction has been executed this 1ST day of June, 2015.

C. Anthony Edwards, Trustee
C. ANTHONY EDWARDS, Trustee

STATE OF TENNESSEE)
COUNTY OF Maury)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **C. ANTHONY EDWARDS**, the within named bargainor, with whom I am personally acquainted, and who acknowledged himself to be the Trustee of the Elizabeth B. Campbell Testamentary Trust and who as such Trustee did execute the foregoing instrument for the purposes therein contained.

WITNESS my hand, at office, this 1ST day of June, 2015.

Vickie C. Jones
Notary Public

VICKIE C. JONES
STATE OF TENNESSEE NOTARY PUBLIC
MAURY COUNTY

My Commission Expires: 12-7-15

Address owner and send tax bills to him, as follows:

Ray Dobson & Faith Dobson Francis
1343 Dickerson Bay Drive
Gallatin, TN 37066

602675.2/20041127

ATTACHMENT No. 1

INCORRECT DESCRIPTION

BEGINNING at a point in the center of the Couchville, formerly the Stones River and Franklin College Pike, 15.82 poles westerly from the northwest corner of Lot No. 1 on the plan of the lands of M. Dennison, deceased, as of record in Book 161, page 41, Register's Office for Davidson County, Tennessee; thence southwardly with the western boundary line of a 10 acre tract of land conveyed to Emma Morgan by deed from Robert Campbell, of record in Book 769, page 279, said Register's Office, 100 poles to a 30 foot unnamed avenue, thence with the center of said avenue, northwardly 100 poles to a point in the center of said Pike, thence with the center of said Pike, eastwardly 24 poles to the beginning, containing 15 acres, more or less.

THERE IS INCLUDED in the above description, but expressly EXCLUDED from this conveyance the following described property conveyed to Elizabeth Campbell, by deed of record in Book 161, page 41, Register's Office for said County, as follows:

A tract of land in the 2nd, formerly 5th Civil District of Davidson County, Tennessee, being part of an unumbered tract shown on the Plan of M. Dennison Lands, of record in Book 00004238, page 0000614, [*sic* Book 161, page 41] Register's Office for said County, and more particularly described according to an unrecorded survey made by L.C. Petty & Company, December 16, 1961, as follows, to-wit:

BEGINNING on an iron pin on the north side of a corner post in the south boundary of Couchville Pike and in the east boundary of a gravel road, the same being 91 feet east of the centerline of a metal culvert under Couchville Pike and being 254 feet east of the centerline of Pleasant Hill Road; and runs as follows: thence south 84°30′ east 383.9 feet with the south boundary of Couchville Pike to an iron pin on north wide of corner post; thence South 7 deg. 03′ East 227.12 foot [*sic* feet] with the fence to an iron pipe in fence; thence North 84°30′ west 383.6 feet to an iron pipe in the east boundary of gravel road thence North 7°08′ West 227.2 feet with the east boundary of gravel road to the beginning, containing 2 acres, more or less.

[*sic* Being the same property conveyed to Elizabeth Campbell, by warranty deed dated May 21, 1968 of record at the Register's Office of Davidson County, Tennessee, Book 4238, Page 614.]

ATTACHMENT No. 2

EXHIBITS A THROUGH E

EXHIBIT A

A tract of land in the 2nd, formerly 5th Civil District of Davidson County, Tennessee, being part of an unnumbered tract shown on the plan of M. Dennison Lands of record in Book 161, page 41, Register's Office for said County and more particularly described according to an unrecorded survey made by L.C. Petty & Co., December 16, 1961, as follows, to-wit:

Beginning on an iron pin on the north side of a corner post in the south boundary of Couchville Pike and in the east boundary of a gravel road, the same being 81 feet east of the centerline of a metal culvert under Couchville Pike and being 254 feet east of the centerline of Pleasant Hill Road, and runs as follows: thence south 84 deg. 30' east 383.9 feet with the south boundary of Couchville Pike to an iron pin on north side of corner post; thence south 7 deg. 03' east 227.12 feet with the fence to an iron pipe in fence; thence north 84 deg. 30' west 383.6 feet to an iron pipe in the east boundary of gravel road; thence north 7 deg.08' west 227.2 feet with the east boundary of gravel road to the beginning, containing 2 acres, more or less.

Being the same property conveyed to C. Anthony Edwards, Trustee from C. Anthony Edwards Executor of the estate of Elizabeth B. Campbell by quitclaim deed dated May 9, 2013 of record as instrument number 20130513-0048227 and by instrument of correction of deed number 20130513-0048226, Register's Office, Davidson County, Tennessee.

EXHIBIT B

A part of land in the Second District of said County, conveyed to Margaret Morgan, by Quitclaim Deed, from, James C. Summers Trustee and recorded in Book 4448, Page 982, R.O.D.C. Tenn, and according to a survey made by Arko Engineering Co., Nashville, Tenn., dated May 8, 1065. Beginning at a point in the Southerly margin of Coutchville Pike, which point is marked by an iron pin, and being the North-East Corner of the total property from which this part conveyed is a part, thence South 3° 50 minutes West along the Buford Jackson property West line, 797.5 feet to the Point of 797.5 feet more or less, to a point marked by an iron pin by post; thence North 86° 24 minutes West 278.1 feet to a point marked by an iron pin by post, being the Southeasterly corner of property conveyed to Ann Lee Campbell by Deed of record in Book 2401, page 543, thence along Campbell's Easterly line North 4° East along an old fence row, North 797.5 feet, more or less to a point, not marked; thence South 84° 4 minutes East 278.1 feet, more or less to the point of beginning of this tract conveyed herein, as above stated. Being part of that property conveyed to Margaret Morgan by deed recorded in Book 4448, page 982, R.O.D.C. Tennessee, and being 5 acres more or less.

Being the same property conveyed to C. Anthony Edwards, Trustee from C. Anthony Edwards Executor of the estate of Elizabeth B. Campbell by quitclaim deed dated May 9, 2013 of record as instrument number 20130513-0048227 and by instrument of correction of deed number 20130513-0048226, Register's Office, Davidson County, Tennessee.

EXHIBIT C

A tract of land in the Second Civil District of Davidson County, Tennessee, described according to a survey made by Arko Engineering Co., Nashville, Tennessee, dated May 8, 1965, as follows: Beginning at a point in the southerly margin of Couchville Pike, said point being marked by an iron pin by corner post and being the northwest corner of the property conveyed to Buford Jackson by deed of record in Book 2397, Page 516; thence south 3° 50' west along Jackson's westerly line 1595 feet, more or less, to a point marked by iron pin by post; thence north 86° 24' west 278.1 feet to a point marked by iron pin by post, being the southeasterly corner of property conveyed to Ann Lee Campbell by deed of record in Book 2401, Page 543; thence along Campbell's easterly line north 4° east along an old fence row 1006.9 feet, more or less, to an iron pin by post; thence south 85° 30' east 14.2 feet to an iron pin by post; thence north 4° 22' east 600.5 feet to a point in the southerly margin of Couchville Pike marked by an iron pin by corner post; thence south 84° 4' east 254.98 feet along the southerly margin of Couchville Pike to the point of beginning. Included in the above description and separately described in Exhibit B of this conveyance, is that part of the foregoing property conveyed to Elizabeth D. [sic] Campbell by deed from Margaret Morgan and Edward Dalton Morgan, of record in Book 4632, Page 804, Register's Office for said county.

Being the same property conveyed to C. Anthony Edwards, Trustee from C. Anthony Edwards Executor of the estate of Elizabeth B. Campbell by quitclaim deed dated May 9, 2013 of record as instrument number 20130513-0048227 and by instrument of correction of deed number 20130513-0048226, Register's Office, Davidson County, Tennessee.

EXHIBIT D

Land in the 2nd Civil District of Davidson County, Tennessee, described as follows, to-wit:

Beginning in the center of the Franklin College and Stone River Pike, running south 1° west 52-9/100 poles to a stone in the center of a 20 foot avenue; thence north 89° west 31-12/100 poles to a stone; thence north 1° east 51-71/100 poles to the center of said Pike; thence with the center of said Pike, 33-24/100 poles to the beginning, containing 10 acres, more or less.

Being the same property conveyed to C. Anthony Edwards, Trustee from C. Anthony Edwards Executor of the estate of Elizabeth B. Campbell by quitclaim deed dated May 9, 2013 of record as instrument number 20130513-0048227 and by instrument of correction of deed number 20130513-0048226, Register's Office, Davidson County, Tennessee.

EXHIBIT E

Beginning at a point in the center of the Couchville, formerly the Stones River and Franklin College Pike, 15.82 poles westerly from the northwest corner of Lot No. 1 on the plan of the lands of M. Dennison, deceased, as of record in Book 161, page 41, Register's Office for Davidson County, Tennessee; thence southwardly with the western boundary line of a 10 acre tract of land conveyed to Emma Morgan by deed from Robert Campbell, of record in Book 769, Page 279, said Register's Office, 100 poles to a 30 foot unnamed avenue; thence with the center of said avenue, northwardly 100 poles to a point in the center of said Pike; thence with the center of said Pike, eastwardly 24 poles to the beginning, containing 15 acres, more or less.

THERE IS INCLUDED in the above description and separately described in Exhibit A of this conveyance the following described property conveyed to Elizabeth Campbell, by deed of record in Book 3317, Page 627, Register's Office for said county, as follows:

A tract of land in the 2nd, formerly 5th Civil District of Davidson County, Tennessee, being part of an unnumbered tract shown on the plan of M. Dennison Lands, of record in Book 161, Page 41, Register's Office for said County, and more particularly described according to an unrecorded survey made by L.C. Petty & Company, December 16, 1961, as follows, to-wit:

Beginning on an iron pin on the north side of a corner post in the south boundary of Couchville Pike and in the east boundary of a gravel road, the same being 81 feet east of the centerline of a metal culvert under Couchville Pike and being 254 feet east of the centerline of Pleasant Hill Road; and runs as follows; thence South 84° 30' east 383.9 feet with the south boundary of Couchville Pike to an iron pin on north side of corner post; thence South 7 deg. 03' East 227.12 feet with the fence to an iron pipe in fence; thence North 84° 30' west 383.6 feet to an iron pipe in the east boundary of gravel road thence North 7° 08' west 227.2 feet with the east boundary of gravel road to the beginning, containing 2 acres, more or less.

Being the same property conveyed to C. Anthony Edwards, Trustee from C. Anthony Edwards Executor of the estate of Elizabeth B. Campbell by quitclaim deed dated May 9, 2013 of record as instrument number 20130513-0048227 and by instrument of correction of deed number 20130513-0048226, Register's Office, Davidson County, Tennessee.