THIS INSTRUMENT PREPARED BY:
JAMES W. PRICE, JR.
SUITE 1800, 201 4th AVENUE NORTH
NASHVILLE, TN 37219
TEL: 615/244-5772
FROM INFORMATION SUPPLIED BY THE PARTIES
NO TITLE SEARCH PERFORMED

Davidson County DEEDQC
Recvd: 07/21/15 11:33 5 pgs
Fees:27.00 Taxes:0.00
**20150721-0071340**

| ADDRESS NEW OWNER AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL #: |
|---|---|---|
| Ellis C. Galyon<br>1212 Jo Johnston Avenue<br>Nashville, TN 37203 | SAME | |

STATE OF TENNESSEE ) The actual consideration or value, whichever is greater, for this transfer is $-0-.
COUNTY OF DAVIDSON)

SWORN to and subscribed before me this 6th day of July, 2015.

Ellis C. Galyon
Affiant

EARLENE YOUNG
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public

My Commission Expires: 3-10-2018

## INSTRUMENT OF CORRECTION OF DEED

WHEREAS, by a deed of record in Instrument No.: 20150511-0042828, Register's Office for Davidson County, Tennessee, Wayne Justice, Grantor, conveyed a certain tract of land in Davidson County, Tennessee, to Ellis C. Galyon, Grantee; and

WHEREAS, by inadvertence and mutual mistake, said deed contained an error in the description of the land intended to be conveyed which was therein described as follows:

**PARCEL 1:**

**1200 Jo Johnston Avenue, Nashville, TN 37203**
**Map, Parcel No.: 092-08-061.00**

Land in the 1st Civil District of Davidson County, Tennessee, as follows:

BEGINNING AT THE NW/C of Jo Johnston Avenue and 12th Avenue, N.; thence along the northerly margin of Jo Johnston Avenue, south 59 deg. 00' W, 140.6 feet to a point on the northerly margin of said Jo Johnston Avenue; thence N. 31 deg. 39' W, 100.00 feet to a point; thence N. 59 degrees 00' E, 93.00 feet to a point; thence N. 31 deg. 39' W, 3.00 feet to a point; thence N. 59 deg. 00' E, 47.6 feet to a point on the westerly margin of 12th Avenue, North; thence along said westerly margin, S 31 deg. 39' E. 103.00 feet to the point of beginning, less and except that portion of the above described parcel taken by the State of Tennessee for Right of Way of record in Book 4379, pages 97, 98 & 99 of the Register's Office for Davidson County, Tennessee.

The above described parcel is also subject to an advertising easement to be retained by Phillips Petroleum Co., more particularly described as follows: BEGINNING at the northeasterly corner of above described property and running along the westerly margin of 12th Avenue, North S. 31 deg. 39' E 12.00 feet; thence S 59 deg. 00' W, 12.00 feet; thence N. 31 deg. W 12.00 feet to a point on the northerly line of afore described property; thence along said northerly line N 59 deg. 00' E, 12.00 feet to the point of beginning.

WHEREAS, the Grantee has requested the Grantor to correct said error, and said Grantor has agreed to do so.

NOW, THEREFORE, the Grantor, Wayne Justice, for the purpose of correcting said error 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, has bargained and sold and by these presents does transfer and convey unto said Grantee, Ellis Galyon, his heirs, and assigns, a certain tract of land in Davidson County, Tennessee, described as follows:

TRACT I:

Land in the 1st Civil District of Davidson County, Tennessee, being the property of Reproco, Inc, as of record in Book 3906, pages 881-882, Register's Office for said County, more particularly described according to a survey by Wm. Collier Parrish Associates, dated July 31, 1959, as follows:

Beginning at the NW/C of Jo Johnston Avenue and 12th Avenue, North; thence along the northerly margin of Jo Johnston Avenue, South 59 deg. 00 min. West, 140.6 feet to a point on the northerly margin of said Jo Johnston Avenue; thence N. 31 deg. 39 min. West, 100.00 feet to a point; thence N. 59 deg. 00 min. East, 93.00 feet to a point; thence N. 31 deg. 39 min. West, 3.00 feet to a point; thence N. 59 deg. 00 min. E, 47.6 feet to a point on the westerly margin of 12th Avenue, North; thence along said westerly margin, S 31 deg. 39 min. East, 103.00 feet to the point of beginning, less and except that portion of the above described parcel taken by the State of Tennessee for Right of sway of record in Book 4379, pages 97, 98 and 99 of the Register's Office for Davidson County, Tennessee.

Being the same property conveyed to WAYNE JUSTICE A/K/A WAYNE A. JUSTICE AND ELLIS GALYON A/K/A ELLIS C. GALYON, by deed from HARLON KIMBRO, JR., TRUSTEE OF THE HELEN S. KIMBRO MARITAL TRUST UNDER THE WILL OF HARLON J. KIMBRO, SR., DECEASED, of record in Book 9604, page 697, said Register's Office.

TRACT II:

1212 Jo Johnston Avenue
Map 92-8 Parcel 62

Land in Davidson County, Tennessee, being Lot No. 142 in Watkins Subdivision of Lots 131 and 132 and other lots of McNairy Mansion House Tract, called Watkins Estate Plan as recorded in Book 57, page 13, Register's Office for said County, as follows:

Said Lot No. 142 fronts 48 feet on the northerly side of Jo Johnston Avenue, formerly Line Street, and runs back between parallel lines with the West margin of an alley 177 feet to an alley in the rear.

1214 Jo Johnston Avenue
Map 92-8 Parcel 63

Land in Davidson County, Tennessee, being Lot Nos. 140 and 141 on the Plan of the Real Estate of Samuel Watkins, deceased, of record in Book 57, page 13, Register's Office for said County, as follows:

Beginning on the northerly margin of Jo Johnston Avenue, formerly Line Street, or Watkins Avenue, the corner between Lot Nos. 141 and 142 on said plan; thence with the lines between said Lots Nos. 141 and 142 northerly 177 feet to the southerly margin of an alley; thence with said alley westerly 68 2/3 feet; thence parallel with the first line southerly 77 feet; thence parallel with said Avenue, easterly 33 1/3 feet; thence parallel with the first line southerly 100 feet to the northerly margin of said Avenue; thence with said margin easterly 33 1/3 feet to the beginning.

Being the same property conveyed to Wayne A. Justice and Ellis C. Galyon by warranty deed dated February 24, 1995, and appearing of record in Book 9604, page 700, Register's Office of Davidson County, Tennessee and described as follows.

This improved property known as 1200 Jo Johnston Avenue, Nashville, Tennessee 37203.

This conveyance of the above described parcel of land is subject to the following:

1. The Plan of record in Book 57, page 13, Register's Office for Davidson County, Tennessee, and all zoning regulations, setback lines, if any, easements and rights of way for public utilities applicable to the property in question.

2. Right of Way Easement of record in Book 4379, Page 97, Register's Office for Davidson County, Tennessee.

3. Advertising Easement as retained in said deed of record in Book 4541, Page 763, Register's Office for Davidson County, Tennessee.

**PARCEL 2:**

**Tract 1:**
**1212 Jo Johnston Avenue, Nashville, TN 37203**
**Map 92-8 Parcel 62**

Land in Davidson County, Tennessee, being Lot No. 142 in Watkins Subdivision of Lots 131 and 132 and other lots of McNairy Mansion House Tract, called Watkins Estate Plan as recorded in Book 57, page 13, Register's Office for Davidson County, Tennessee, as follows:

Said Lot No. 142 fronts 48 feet on the northerly side of Jo Johnston Avenue, formerly Line Street, and runs back between parallel lines with the West margin of an alley 177 feet to an alley in the rear.

**Tract 2:**
**1214 Jo Johnston Avenue, Nashville, TN 37203**
**Map 92-8 Parcel 63**

Land in Davidson County, Tennessee, being parts of Lot Nos. 140 and 141, on the Plan of the Real Estate of Samuel Watkins, deceased, of record in Book 57, page 13, Register's Office for said County, described as follows:

Beginning on the northerly margin of Jo Johnston Avenue, formerly Line Street, of Watkins Avenue, the corner between Lot Nos. 141 and 142 on said plan; thence with the line between said Lot Nos. 141 and 142 northerly 177 feet to the southerly margin of an alley; thence with said alley westerly 68 2/3 feet; thence parallel with the first line southerly 77 feet; thence parallel with said Avenue, easterly 33 1/3 feet; thence parallel with the first line southerly 100 feet to the northerly margin of said Avenue; thence with said margin easterly 33 1/3 feet to the beginning.

Being part of the same property conveyed to Ellis Galyon and Wayne Justice by deed dated October 21, 2005, and appearing of record in Instrument No.: 20051026-0129322, Register's Office of Davidson County, Tennessee

This conveyance is subject to any and all existing easements of record and to all matters shown on the plan of record in Book 5, page 13, said Register's Office.

This is improved property known as1200 Jo Johnston Avenue, Nashville, Tennessee 37203; 1212 Jo Johnston Avenue, Nashville, Tennessee 37203; and 1214 Jo Johnston Avenue, Nashville, Tennessee 37203.

Being the same property conveyed to WAYNE JUSTICE A/K/A WAYNE A. JUSTICE AND ELLIS GALYON A/K/A ELLIS C. GALYON, by deed from EDITH B. STUART, UNMARRIED, of record as Instrument No. 20051026-0129322, said Register's Office.

TRACT III:

Land in Davidson County, Tennessee, being the easterly 16-2/3 feet of the southerly 100 feet of Lot No. 140 and the westerly 16-2/3 feet of the southerly 100 feet of Lot No. 141 on the plan of the real estate of Samuel Watkins, deceased, as of record in Book 57, page 13, Register's Office for said County.

Said parts of Lot Nos. 140 and 141 front together 33-1/3 feet on the northerly side of Jo Johnston Avenue, formerly Line Street, and run back between parallel lines 100 feet to a dead line.

Being the same property conveyed to WAYNE JUSTICE A/K/A WAYNE A. JUSTICE AND ELLIS GALYON A/K/A ELLIS C . GALYON, by deed from CLARENCE SMITH AND MELBA JEAN APPLETON, of record in Book 10421, page 709, said Register's Office.

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

IN WITNESS WHEREOF, I have hereunto set my hand this the 16 day of July, 2015.

Wayne Justice

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 bargainor, Wayne Justice, with whom I am personally acquainted and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Davidson County, Tennessee, this 16th day of July, 2015.

Notary Public

My Commission Expires:

March 6, 2018

**AFFIDAVIT**

**I, William Timothy Hill, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.**

**William Timothy Hill**
**PRICE, HILL & KOLARICH**
**201 4th Avenue North, Suite 1800**
**Nashville, TN 37219**
**(615) 256-1577**

**State of Tennessee )**
**)**
**County of Davidson )**

**Personally appeared before me, Phyllis Ashby, a notary public for this county and state, (William Timothy Hill) who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.**

PHYLLIS ASHBY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

**Notary Public**

**MY COMMISSION EXPIRES:** September 11, 2017