10623

BILL GARRETT, Davidson County
Trans: T20160035222 DEEDWARR
Recvd: 04/28/16 15:34 2 pgs
Fees: 12.00 Taxes: 0.00
20160428-0041714

Address of New Owner:
Rayburn McGowan, Jr
And Gregory E. Wood
811 Monroe Street
Nashville, TN 37208

Send Tax Bills To:
OWNER

Map & Parcel:
10503027500

THIS INSTRUMENT WAS PREPARED BY

Return to: **Advantage Title and Escrow**
3325 Aspen Grove Dr, Ste 104
Franklin, TN 37067
#10623

Prepared from information furnished by the parties

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

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

affiant

Subscribed and sworn to before me this the 21st day of April, 2016.

Notary Public

KASEY KELCHNER STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY My Commission Expires 01-24-2017

This document is being recorded to correct deed of record in instrument # 20060626-0076119, Register's office for Davidson County, Tennessee by also conveying the seller as an individual.

Instrument of Correction of Deed

THAT WHEREAS, on June 15th, 2006, **Cason A. Dickinson, Trustee** ("Grantor") conveyed to **Rayburn McGowan, Jr., as to a 51% undivided interest and Gregory E. Wood as to a 49% undivided interest** ("Grantees") in instrument # 20060626-0076119. Register's Office for Davidson County, Tennessee:

AND WHEREAS, by inadvertence and mistake, said Warranty Deed only contained the signature and notary of Cason A. Dickinson as Trustee and should have also had Cason A. Dickinson to sign as an individual.
WHEREAS, the Grantor and Grantee desires to correct said omission.

NOW, THEREFORE, The Grantor, **Cason A. Dickinson**, for and in consideration of the desire to correct the inadvertence and mistake hereinabove recited, has bargained and sold and by these presents does quitclaim unto said Grantee, **Rayburn McGowan, Jr., as to a 51% undivided interest and Gregory E. Wood as to a 49% undivided interest**, their successors and assigns, all of his right, title and interest in an to a certain tract of real estate in Davidson County, TN described as follows:

Exhibit A

Being the same property conveyed to Cason A. Dickinson, by Deed of record in Book 10308, Page 504, said Register's Office.

This is Improved property (X) known as: 1267 SECOND AVE SOUTH, NASHVILLE, TN 37210

Witness my hand(s) this the 21 day of April, 2016.

Cason A. Dickinson

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within name **Cason A. Dickinson**, The bargainor(s), with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument or the purpose therein contained.

Witness my hand and official seal at NASHVILLE, TENNESSEE, this the 21st day of April, 2016.

Notary Public

LISA V. SPIESS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

EXHIBIT B

RV. 110303 PG 497

1267 - 1269 SECOND AVENUE

Improved Property in Davidson County, Tennessee, being part of Lot No. 30 on the plan of John Nelson's Addition, as of record in Book 2, Page 162, Register's Office for said County, and part of Lot No. 10 on the plan of James W. Hamilton's Subdivision of lots Nos. 31, 32, etc., in said Nelson's Addition as of record in Plan Book 1, Page 101, Chancery Court at Nashville, described together as follows:

BEGINNING at the Northwest corner of Second Avenue South, formerly Market Street and Hart Street, formerly Tutwiler Avenue, thence with the westerly margin of Second Avenue South, Northwardly 96 ft., more or less, to the Southeast corner of the property conveyed to Clarence Taylor and wife, by deed from J. U. G. Rich and wife, of record on Book 742, Page 277, said Register's office; thence with said Taylor's southerly line, westwardly 127 ft. more or less, to the easterly margin of an alley; thence with said alley, southwardly 12 ft., more or less, to the northerly margin of Hart Street; thence with said street, eastwardly 151 ft., more or less, to the beginning.

BEING the same property conveyed to Cason A. Dickinson, Trustee, by final decree confirming sale of the Chancery Court of Davidson County, Tennessee, of record in Book 9561, Page 97, Register's Office for Davidson County, Tennessee and Default Judgment Order of record in Book 10218, Page 326, Register's Office for Davidson County, Tennessee.