Prepared from information submitted by the parties without opinion of title or survey by
Daniel L. Wischhof, Attorney, P. O. Box 681416, Franklin, Tennessee 37068

ADDRESS NEW OWNER:
Brady James, et. ux.
916 Fowler Street
Old Hickory, Tennessee 37138

SEND TAX BILLS TO:
Same as new owner

TAX MAP/PARCEL #
P/O Map 9, Parcel 205

DEED OF CORRECTION

KNOW ALL BY THESE PRESENTS: That whereas THOMAS A. STERRY and others conveyed a certain parcel of land, consisting of 18.12 Acres in Davidson County, Tennessee to BRADY JAMES and wife DEANNA JAMES, by Warranty Deed of record as Instrument 20160120-0005858, in the Register's Office for Davidson County, Tennessee [the Warranty Deed]; and

Whereas, the derivation of title set out in the Warranty Deed was as follows:

> BEING part of the same property conveyed to J. C. Sterry and wife, Charlene Sterry by deed from J. A. Sterry of record in Book 2242, Page 146, RODCT. J. C. Sterry having predeceased Charlene Sterry. Charlene Sterry, being the same person as Charlene Cripps Sterry since died testate and by will admitted to probate by the Seventh Circuit Court for Davidson County, Tennessee, Probate Division, Case No. 14P-65, devised said property to Cathey Mitchell, Wanda Boyte, James "Dennis" Sterry, and Thomas A. Sterry.

That derivation of title is correct, but incomplete, because within the parcel of 18.12 Acres conveyed to James by the Warranty Deed is a portion of land owned by THOMAS A. STERRY and wife MELISSA D. STERRY, described in the attached sheet or sheets labeled **Exhibit A,** which was intended and is correct. The derivation of title in the Warranty Deed should contain the additional language

> ALSO BEING part of the same property conveyed to Thomas Alan Sterry and wife Melissa D. Sterry by deed from Thomas Alan Sterry, of record at Book 10403, Page 897, said Register's Office.

NOW, THEN, in consideration of the premises, THOMAS A. STERRY and wife MELISSA D. STERRY convey to BRADY JAMES and wife DEANNA JAMES all of their right, title and interest in and to the land described on the attached sheet or sheets labeled **Exhibit A. This Deed of Correction conveys no new land**, but (a) sets out the portion of the lands conveyed in James' Warranty Deed that derived from Thomas A. Sterry and wife Melissa D. Sterry and the derivation of their title, and (b) evidences the joinder of Melissa D. Sterry in the conveyance.

BILL GARRETT, Davidson County
Trans:T20170074419 DEEDWARR
Recvd: 08/25/17 14:32 3 pgs
Fees:17.00 Taxes:0.00
20170825-0087688

Witness the signature of the Grantors on the dates indicated:

Thomas A. Sterry

Melissa D. Sterry

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public, the within named Thomas A. Sterry and Melissa D. Sterry, the bargainors, 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.

Witness my hand and seal this date: 8/17/17

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: 8/17/17

DANIEL L. WISCHHOF STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public

My commission expires: 7/2/2018

EXHIBIT A

LEGAL DESCRIPTION AND DERIVATION OF TITLE

Beginning at an iron pin (new), in the northerly boundary of a tract of land which belongs to J.C. Sterry, having a deed reference in Deed Book 2242, Page 146, RORCT, said iron pin being located from an iron pin (old), a corner of a tract which belongs to Phillip Dier, having a deed reference in Instrument No. 20140116-0004614, RODCT, in the northerly boundary of a tract of land which belongs to James L. Collier, having a deed reference in Instrument No. 20030109-0004143, RODCT,
N 85°36'51" W, 73.94 feet;
thence, N 00°07'58" E, 340.28 feet, **to the point of beginning,** the southeast corner of this tract, and continuing with the boundary of said tract of land which belongs to J.C. Sterry, as follows:
N 85°30'57" W, 195.58 feet to an iron pin (old);
thence, N 04°33'16" E, 250.00 feet to an iron pin (old);
thence, S 85°30'57" E, 176.25 feet to an iron pin (new), in the southerly boundary of said tract of land which belongs to J.C. Sterry;
thence with a new line, S 00°07'58" W, 250.72 feet, to the point of beginning, containing **1.07 acres,** as surveyed by Steven E. Artz, Tennessee License No. 1708, d/b/a, Steven E. Artz and Associates, Inc., 4779 Highway 41 North, Springfield, Tennessee, 37172, dated August 3, 2015.

BEING part of the same property conveyed to Thomas Alan Sterry and wife Melissa D. Sterry by deed of record at Book 10403, Page 897, Register's Office for Davidson County, Tennessee.