Realty 48-A

Davidson County DEEDWARR
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Fees:12.00 Taxes:0.00
20050112-0004598

State of Tennessee
County of Davidson

## Scrivener's Affidavit of Preparation of Warranty Deed

*(reference to Warranty Deed of record in Instrument No. 20040419-0044187, Register's Office for Davidson County, Tennessee. )*

Comes now Realty Title and Escrow Company, Inc., 1187 Old Hickory Blvd., Suite 100, Brentwood, TN 37027, by and through its authorized agent, and states on oath:

1. That Realty Title and Escrow Company prepared a certain Warranty Deed dated April 15, 2004, wherein **G.B. Cribbs, III, unmarried**, as Grantor and **Robert K. Sturges**, as Grantee;
2. That said Warranty Deed incorrectly stated Plat Book 3200 as the plat book number;
3. That said Warranty Deed was originally recorded with the Register of Deeds of Davidson County, Tennessee, in Instrument No. 20040419-0044187 on April 19, 2004;
4. That the legal description, which is hereby corrected, should be as follows:

   Land in Davidson County, Tennessee, being Parcel No. 185, Unit No. U-1, in a Horizontal Property Regime located on the Plat of Green Hills Terrace, a Condominium Apartment, as of record in Book 5200, Page 64, Register's Office for said County, to which plan reference is hereby made for a more complete description.

5. That said error was a scrivener's error;
6. That said legal description is hereby corrected;
7. That this affidavit is given to explain and correct the error and to assist the present owner and lender, as well as all future owners, lenders, title examiners and insurers.

Realty Title and Escrow Company, Inc.

By: _____
Brian L. Payne

Subscribed and sworn to before me this 11th day of January, 2005.

_____
Notary Public

My commission expires: 9-22-07

DONNA J. VANDERHEIDEN
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

My Commission Expires ~~OCT 25, 2003~~ 9-22-07

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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 Brian L. Payne, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and seal at Brentwood, Tennessee, this 11th day of January, 2005.

Notary Public

My commission expires: 9-22-07

DONNA J. VAUGHN
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

My Commission Expires 9-22-07 ~~OCT 25, 2008~~

This instrument prepared by:
Realty Title and Escrow Company, Inc.
1187 Old Hickory Blvd Ste 100
Brentwood, TN 37027