THIS INSTRUMENT PREPARED BY:
Stockton Title & Escrow, LLC
5110 Maryland Way, Ste. 320
Brentwood, TN 37027

SCRIVENER'S AFFIDAVIT

Davidson County DEEDWARR
Recvd: 02/01/05 10:45 2 pgs
Fees:12.00 Taxes:0.00
20050201-0011564

STATE OF TENNESSEE
COUNTY OF Davidson

Comes now Alan L. Saturn who is over eighteen (18) years of age and Whose address is 212 3rd Avenue North, Nashville, TN 37201 and would state as follows:

On the 31st day of October, 1995, I was an employee of Saturn and Mazer Title Services, Inc. One of my duties was to assist in the preparation of various documents including Deeds, Deeds of Trust, or other similar conveyances of real estate. In connection with my work I was called upon, from time to time, to prepare and/or review real estate property descriptions.

Recorded at Book 9849, page 718, in the Register's Office for Davidson County, Tennessee is a Warranty Deed purporting to describe certain real property that was executed by William Lewis Bryan and Robert Gerald Bryan as Executors and Sole Beneficiaries of the Estate of Clara H. Bryan as Grantor(s) to Kurt F. Wagner as Grantee(s) or beneficiary. The description which appears of record is set forth as follows:

A certain tract or parcel of land in Davidson County, Tennessee, described as follows, to wit:

Being Lot No. 2 of Block No. 28 in Yarbrough's Subdivision of Woodland, as of record in Book 161, pages 87 and 104, Register's Office for said county.

Said Lot No. 3 fronts 50 feet on the easterly side of White Avenue, and runs back between parallel lines, 167 ½ feet to an alley.

Being the same property conveyed to Clara H. Bryan by deed from Lois Bridges, Devisee of record in Book 3530, page 599, Register's Office for Davidson County, TN., Clara Bryan having died.

The foregoing description contains a scrivener's error in that said Lot is identified as Lot No. 2. This error was unintentional. The proper legal description which should appear in the instrument recorded at Book 9849, page 718, is as follows:

A certain tract or parcel of land in Davidson County, Tennessee, described as follows, to wit:

Being Lot No. 3 of Block No. 28 in Yarbrough's Subdivision of Woodland, as of record in Book 161, pages 87 and 104, Register's Office for said county.

Said Lot No. 3 fronts 50 feet on the easterly side of White Avenue, and runs back between parallel lines, 167 ½ feet to an alley.

Being the same property conveyed to Clara H. Bryan by deed from Lois Bridges, Devisee of record in Book 3530, page 599, Register's Office for Davidson County, TN., Clara Bryan having died.

This Affidavit is made of my personal knowledge to correct the error above described.

EXECUTED this 20th day of January, 2005.

Alan L Saturn

AFFIANT

OATH AND ACKNOWLEDGMENT

Personally appeared before me the within named Alan L. Saturn who made oath that he/she has read the foregoing Affidavit and the things and matters contained therein are true. The Affiant did further acknowledge that he/she executed the within described document for the purpose of correcting the scrivener's error herein described.

Witness my hand this 20TH day of January, 2005

Janet S. Davis

Notary Public

My Commission Expires: 5-24-2008

JANET S. DAVIS
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.