01-DV

Realty 48-A

Davidson County DEEDWARR
Recvd: 02/03/05 08:44 2 pgs
Fees:12.00 Taxes:0.00
20050203-0012568

State of Tennessee
County of Davidson

Scrivener's Affidavit of Preparation of Warranty Deed

(reference to Warranty Deed of record in Instrument No. 20040426-0047170, Register's Office for Davidson County, Tennessee.)

Comes now Guaranty Title and Escrow, 2711 Murfreesboro Road, Suite 200, Antioch, TN 37013, by and through its authorized agent, and states on oath:

1. That Guaranty Title and Escrow prepared a certain Warranty Deed dated April 14, 2004, wherein Howard M. Tucker, as Grantor and Emily G. McAlister and husband Micah McAlister, as Grantee;
2. That said Warranty Deed omitted the lot, block and subdivision of the legal description;
3. That said Warranty Deed was originally recorded with the Register of Deeds of Davidson County, Tennessee, in Instrument No. 20040426-0047170 on April 26, 2004;
4. That the legal description, which is hereby corrected, should be as follows:

   LAND in Davidson County, Tennessee, being Lot No. 24 of block D on the Plan of Woodbine Courts, Section 2, not of record, described according to a survey made by Blanchard and Parrish, Engineers, as follows:

   BEGINNING on the southerly margin of Tanksley Avenue at the corner of lots Nos. 24 and 25; thence with the line between said lots, southwardly 156.5 feet to the common corner of Lots Nos. 5, 6, 24 and 25; thence with the line between Lots Nos. 6 and 24, eastwardly 75 feet to the common corner of the Lots No. 6, 7, 23 and 24; thence with the line between Lots Nos. 23 and 24, northwardly 156.5 feet to the southerly margin of Tanksley Avenue; thence with said Avenue, westwardly 75 feet to the beginning.

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.

Guaranty Title and Escrow
By: Angela M. Rake

Subscribed and sworn to before me this 1ST day of December, 2004.

Lori Holloway
Notary Public

My commission expires:
8/20/07

LORI HOLLOWAY
NOTARY PUBLIC AT LARGE
RUTHERFORD CO. TENN.

#43030 - DV

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 Angela M. Lake, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained. Witness my hand and seal at Antioch, Tennessee, this 1st day of December, 2004.

Lori Holloway
Notary Public

My commission expires: 8/20/07

LORI HOLLOWAY
NOTARY PUBLIC AT LARGE
RUTHERFORD CO., TENN.

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