AFFIDAVIT OF SCRIVENER'S ERROR FOR WARRANTY DEED

After recording, return to:

Bridgehouse Title, LLC
342 Cool Springs Blvd. Ste. 202

Franklin, TN 37067

BRYAN D. SRICER STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30 DAY OF SEPTEMBER 2005.

Notary Public

exp 10/25/06

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Bridgehouse Title, LLC, 342 Cool Springs Blvd., Suite 202, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
John Martin	Crown Mortgage	092-050-340.00
(NAME)	(NAME)	
517 Westboro Drive	833-C Wren Road	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209	Goodlettsville, TN 37072	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Davidson County AFFIDAVIT
Recvd: 10/04/05 10:39 2 pgs
Fees:12.00 Taxes:0.00
[redacted]
20051004-0119115

THIS AFFIDAVIT OF SCRIVENER'S ERROR FOR WARRANTY DEED IS FOR THE PURPOSE OF CORRECTING A SCRIVENER'S ERROR IN THE DESCRIPTION OF THE PROPERTY SHOWN ON THE WARRANTY DEED AS STATED BELOW. Being re-recorded to add Grantor/Grantee names 10/07

THE PARTIES:

WHEREAS, **Seller – Tracy McCarley**
Buyer – John Martin and wife, Betty Martin

BRIDGEHOUSE TITLE, LLC PREPARED A WARRANTY DEED, WHICH IS OF RECORD IN INSTRUMENT NO. 20030103-0001292, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, WITH ITS LEGAL DESCRIPTION, DERIVATION CLAUSE, AND STREET ADDRESS AS FOLLOWS:

(Incorrect legal description, address and derivation clause) RE-RECORD

"Land in Davidson County, Tennessee, being Lot No. 80 and the easterly 33 feet of Lot no. 81 on the Plan of G. E. Jackson's Subdivision of the Marable Lot, according to survey and plat of same of record in Book 161, page 86, Register's office for Davidson County, Tennessee to which Plan and Survey reference is hereby made for a more complete description thereof.

Being the same property conveyed to Tracy N. McCarley, unmarried, by Deed from Samuel Brown, Jr. and wife, Barbara Speller-Brown, of record in Instrument No. 2000 070500 66456, Register's Office for Davidson County, Tennessee.

This is improved property known as 3321 Clifton Avenue, Nashville, TN 37209."

AND WHEREAS,

There exists a **scrivener's Error** in the legal description of the property and the derivation clause, of record in Instrument No 20030103-0001292, Register's Office for Davidson County, Tennessee, and for which this Affidavit of Scrivener's error is executed and not otherwise.

NOW THEN,

The correct legal description, street address and derivation clause for this conveyance as should have been shown in the warranty deed of record in Instrument No. 20030103-0001292 and which description was in error, and which is corrected by this instrument, is,

(correct legal description, street address & derivation clause)

"Land in Davidson County, Tennessee, being Lots 78 and 79 on the Plan of G. E. Jackson Subdivision, shown in some former deeds as C. E. Jackson Subdivision, of the Marable Lot, according to survey and Plat of same of record in Book 161, page 86, Register's Office for Davidson County, Tennessee to which Plan and Survey reference is hereby made for a more complete description thereof.

Being the same property conveyed to Tracy N. McCarley, unmarried, by Deed from Samuel Brown, Jr and wife, Barbara Speller-Brown, of record in Instrument No 2000 070500 66453, Register's Office for Davidson County, Tennessee.

This is improved property known as 3321 Clifton Avenue, Nashville, TN 37209."

The deed of record in Instrument No. 20030103-0001292, is otherwise correct and the contents thereof are incorporated herein by reference, the same as if recited verbatim, to remain in full force and effect for all intended purposes.

Davidson County DEEDWARR
Recvd: 10/07/05 14:22 2 pgs
Fees:12.00 Taxes:0.00
20051007-0121615

Further the Affiant saith not.

BRIDGEHOUSE TITLE, LLC
By William S. Carman, Sr.
It's Chief Manager

William S. Carman Sr.
The Affiant

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, Bryan D Spicer, a Notary Public, in and for said County and State, the Affiant, William S. Carman, Sr., who represented himself to be the Chief Manager of Bridgehouse Title, LLC, with whom I am personally acquainted, and as Chief Manager, having the authority to do so, did execute the foregoing for the purposes stated hereinabove, this 30 day of September, 2005.

Bryan D Spicer
Notary

My Commission Expires: 10/25/08

BRYAN D. SPICER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON