Davidson County DEEDWARR
Recvd: 01/06/06 08:35 2 pgs
Fees:12.00 Taxes:0.00
20060106-0001927

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Scrivener's Affidavit
(Reference to Warranty Deeds of record in Instrument No. 200510170124767, Instrument No. 200510170124768, Instrument No. 200510170124769 and Instrument No. 200510170124770, DCROD)

Comes now Title Enterprises, LLC, by and through its authorized agent, and states on oath:

1. That Title Enterprises, LLC, prepared a certain Warranty Deed wherein **Judy Marie Yoder, individually and as the Executor of the Estate of Curtis Reed Watson,** conveyed certain property to **Sama Ahmed and Khuzaima M. Al-Naqshabendy**;
2. That said Warranty Deed was recorded with the Register of Deeds of Davidson County, Tennessee in **Instrument No. 200510170124767,** on October 17, 2005;
3. That Title Enterprises, LLC, prepared a certain Warranty Deed wherein **Dale Clyde Watson,** conveyed certain property to **Sama Ahmed and Khuzaima M. Al-Naqshabendy**;
4. That said Warranty Deed was recorded with the Register of Deeds of Davidson County, Tennessee in **Instrument No. 200510170124768,** on October 17, 2005;
5. That Title Enterprises, LLC, prepared a certain Warranty Deed wherein **Linda Jean Klavano,** conveyed certain property to **Sama Ahmed and Khuzaima M. Al-Naqshabendy**;
6. That said Warranty Deed was recorded with the Register of Deeds of Davidson County, Tennessee in **Instrument No. 200510170124769**, on October 17, 2005;
7. That Title Enterprises, LLC, prepared a certain Warranty Deed wherein **Patricia Ann Bauer,** conveyed certain property to **Sama Ahmed and Khuzaima M. Al-Naqshabendy**;
8. That said Warranty Deed was recorded with the Register of Deeds of Davidson County, Tennessee in **Instrument No. 200510170124770,** on October 17, 2005;
9. That the derivation clauses in each of the said Warranty Deeds, through scrivener's error, do not refer the prior deed of record nor to the Order of the Seventh Circuit Court for Davidson County, Tennessee, Probate Division, adjudging title to the real estate conveyed and acquired in the aforementioned Warranty Deeds;
10. That the correct derivation clause of the property conveyed and acquired in each of the said Warranty Deeds referenced above, which derivation clauses are hereby corrected, is as follows:

Being the same property conveyed to The Watson Trust Dated 12/29/97 from Anna C. Felts, by deed of record in Instrument No. 200101170005024, Register's Office for Davidson County, Tennessee.
Further being the same property conveyed to Curtis Reed Watson from Mamie Sims Watson pursuant to the Marital Dissolution Agreement incorporated into the final divorce decree in the case of Mamie Sims Watson v. Curtis Reeed Watson in the Fourth Circuit Court for Davidson County, Tennessee, Docket No. 03D-360, by quitclaim deed of record in Instrument No. 200304090047477.
The said Curtis Reed Watson having since died and pursuant to the order of the Seventh Circuit Court for Davidson County, Probate Division, Docket No. 05P577, of record in Instrument No. 200510170124766, the court ruled that The Watson

TAT

Trust was amended or revoked in regard to any claim of ownership of the property described herein, that Curtis Reed Watson owned said property at the time of his death and said property belonged to the Estate of Curtis Reed Watson to be distributed pursuant to the terms of the Last Will and Testament of Curtis Reed Watson. Said Last Will and Testament of Curtis Reed Watson devised said property to Judy Marie Yoder, Dale Clyde Watson, Linda Jean Johnson (Klavano), and Patricia Ann Bauer

11. That all other matters in said Warranty Deeds remain unchanged.
12. That this affidavit is given to correct and explain the error and to assist the present owner, as well as all future owners, lenders, title examiners and insurers.

Title Enterprises, LLC

By: _____
Blythe Bond Sanders

Subscribed and sworn to before me the undersigned on this 12 day of December, 2005.

_____
Notary Public

My commission expires: _____

STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

MY COMMISSION EXPIRES JULY 19, 2008

Personally appeared before me, the undersigned, a notary public in and for said county and state the within named Blythe Bond Sanders, 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 12 day of December, 2005.

_____
Notary Public

My commission expires: _____

MELISSA L. SANDERS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

MY COMMISSION EXPIRES JULY 19, 2008

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