PLEASE RETURN TO: AMTITLE & ESCROW, LLC
515 RIVERGATE PARKWAY, SUITE #111
GOODLETTSVILLE, TN 37072

20B

This instrument prepared by Daniel L. Wischhof, Attorney
P. O. Box 873, Goodlettsville, Tennessee 37070
From information provided by the parties.

SCRIVENER'S AFFIDAVIT TO CORRECT
INSTRUMENTS 20020614-0072453 and 20020614-72455

Davidson County AFFIDAVIT
Recvd: 03/02/06 13:54 3 pgs
Fees:17.00 Taxes:0.00
20060302-0024431

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

I, the undersigned D. Annette Maples, being duly sworn, certify the following:

I am a principal in AmTitle & Escrow, LLC, a licensed title insurance agency. In that capacity I prepared documents affecting title to a parcel of land in Nashville, Tennessee known as 1116 Lawrence Avenue, Madison, being located on Davidson County Tax Map 043-01-0, Parcel 088.00. Said documents were a Warranty Deed from Thomas R. Alexander and wife Charlotte Alexander to Otis B. Herring, of record as Instrument 20020614-007253, Register's Office for Davidson County, and a Deed of Trust for Commercial Purposes from Otis B. Herring and wife Nancy A. Herring to John T. Flaugher, Trustee, which is of record as Instrument 20020614-0072455, said Register's Office.

Correct Description: The parcel owned by Thomas R. Alexander, located at 1116 Lawrence Avenue, being Map 043-01-0, Parcel 088.00 and to be conveyed by said Instruments is correctly described as follows:

> Being the Northeast part of "Lot "R" on the map of W. P. Ready's Subdivision, of record in Book 161, Page 157, Register's Office for Davidson County, Tennessee, as revised in Book 332, page 110, Register's Office for said County.
>
> Said part of said Lot fronts 126 feet on the south side of Lawrence Avenue and runs back between parallel lines, along the west side of Lot "S", 345 feet to a dead line.

Error in Referenced Documents: Although the correct address, map/parcel location, plat revision, and location of said Lot with respect to Lawrence Avenue and Lot "S" are contained in the referenced documents, by a scrivener's error the legal description in said Instruments refers to "Lot "B" on the Map of H. B. Ready's Subdivision of record in Book 161, page 107. [errors emphasized] The source of this error is the verbatim citation of said errors from a prior deed of record to Thomas R. Alexander, of record at Book 8423, Page 354, R. O. D. C.

Explanatory Notes:

1. By Warranty Deed of record at Book 1639, Page 521, R. O. D. C., Emma Gillespie, a widow, conveyed to Thomas Henry Alexander and wife Dorothy Alexander said parcel of land, being therein described as follows:

> "Being the northeast part of Lot "R" on the Map of W. F. Ready's Subdivision, of record in Book 161, Page 157, Register's Office for said County, as revised in Book 332, page 110, Register's Office for said County.
>
> 'Said part of said Lot fronts 126 feet on the south side of Lawrence Avenue and runs back between parallel lines, along the west side of Lot "S", 345 feet to a dead line."

2. By a Warranty Deed reserving a life estate, executed on June 20, 1991 and of record at Book 8423, Page 354, Dorothy Alexander, now a widow, conveyed to Thomas R. Alexander said parcel, her Deed containing the following identifiers:

a) 1116 Lawrence Avenue, Madison, Davidson County, Tennessee
b) Map and Parcel No. 11D-25415 - Map 043-01-1 088.00
c) "Said part of said Lot fronts 126 feet on the south side of Lawrence Avenue and runs back between parallel lines, along the west side of Lot "S", 345 feet to a dead line."
d) "Being the same property conveyed to Thomas Henry Alexander and wife, Dorothy Alexander, by Deed from Emma Gillespie, a widow, of record in Book 1639, page 521, Register's Office for Davidson County, Tennessee".

The first paragraph of the legal description in said Deed, however, erroneously contained the three errors cited.

3. Dorothy Alexander died on December 1, 2000. [Source: Deed at Instrument 20020614-0072453.

4. Thomas R. Alexander was the only son of Dorothy Alexander. [Source: Mrs. Alexander's Warranty Deed at Book 8423, Page 354].

5. On June 12, 2002, by Warranty Deed prepared by Affiant and of record as Instrument 20020614-0072453, Thomas R. Alexander, joined by his wife Charlotte Alexander, conveyed to Otis B. Herring, Married, with full warranties of title, the property therein set out as

a) 1116 Lawrence Avenue, Madison, TN 37115
b) Map 043-01-0 Parcel 088.00
c) "Said part of said Lot fronts 126 feet on the south side of Lawrence Avenue and runs back between parallel lines, along the west side of Lot "S", 345 feet to a dead line."
d) "Being the same property conveyed to Thomas R. Alexander, by Warranty Deed from Dorothy Alexander, a widow (reserving a life estate) of record in Book 8423, Page 354, Register's Office for Davidson County, Tennessee".

Simultaneously with his deed from Thomas R. Alexander and wife Charlotte Alexander, Otis B. Herring, joined by his wife, Nancy A. Herring, executed to John T. Flaugher, Trustee a Deed of Trust prepared by your Affiant conveying the same property. Said Deed of Trust was sequentially recorded with his Warranty Deed from Thomas R. Alexander and wife Charlotte Alexander, is of record as Instrument 20020614-072455, R. O. D C., and specifically conveys to said Trustee the property conveyed to the grantors by the deed of record as Instrument 20020614-0072453.

Although by a scrivener's error the three errors referred to above were repeated in said instruments, the land conveyed thereby is correctly in the paragraph captioned "Correct Description" above.

FURTHER AFFIANT SAYS NOT.

D. Annette Maples

Personally appeared before me, the undersigned Notary Public, the within named D. Annette Maples, with whom I am personally acquainted, and being duly sworn, certified the things and matters set out in the within instrument to be true and correct to the best of her knowledge, information and belief, in witness of which she executed the same before me as her free act and deed, this 28th day of February, 2006.

Notary Public

My commission expires: 9/22/07

