THIS INSTRUMENT WAS PREPARED BY AND RETURN TO:

Settlement Services of Tennessee, LLC
216 Centerview Drive, Suite 102
Brentwood, TN 37027

Davidson County DEEDWARR
Recvd: 11/13/06 09:57 1 pgs
Fees:12.00 Taxes:0.00
20061113-0140052

AFFIDAVIT REGARDING SCRIVENER'S ERROR

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

I, Carolyn Gleaves, do hereby make oath that I am of majority, under no disability and that I have read this Affidavit and swear that the information contained herein is true, accurate and correct to the best of my knowledge, information and belief. I have personal knowledge of the transaction in which the scrivener's error is involved. Furthermore, I am the Branch Manager of Settlement Services of Tennessee, L.L.C., a Tennessee limited liability company.

This Affidavit is being given pursuant Tenn. Code Ann. 66-24-101(a)(27).

1. On or about February 17, 2006 our office prepared a warranty deed ("Deed") conveying real property from NVR, Inc. a Virginia Corporation T/A Fox Ridge Homes, as grantor, to James C. Royer, unmarried, as grantee;

2. The Deed was recorded as Instrument No 20060223-0021096, Register's Office for Davidson County, Tennessee;

3. The Deed contained a scrivener's error in the derivation clause of the Deed in that the Derivation Clause recited that this being the same property conveyed to NVR, Inc. t/a Fox Ridge Homes by Deed from Bayview Lake Ridge Village but should have recited being part of the same property conveyed to NVR, Inc. t/a Fox Ridge Homes by Deed from Bayview Lake Ridge Village of record in Instrument No. 20051005-0119921, said Register's Office.

4. The real property affected is know as 3030 Ned Shelton Road #216, Nashvile, Tennessee 37217 ("Real Property");

5. This Affidavit is being given in furtherance of identification and title to the Real Property.

FURTHER AFFIANT sayeth not.

Settlement Services of Tennessee, L.L.C.
A Tennessee limited liability company

Carolyn Gleaves
Carolyn Gleaves, Branch Manager

SWORN TO and SUBSCRIBED before me this 10th day of November, 2006.

Notary Public

My Commission Expires: 11-17-2007

LEIGH ANN VERON
NOTARY PUBLIC AT LARGE
WILLIAMSON COUNTY, TN