This Instrument Prepared By and Return To:
Robert L. Scruggs, Attorney
2525 21st Avenue South
Nashville, TN 37212

Davidson County DEEDWARR
Recvd: 01/23/07 13:09 1 pgs
Fees:12.00 Taxes:0.00
20070123-0009301

Scrivener's Affidavit of Preparation of Warranty Deed

(reference to Warranty Deed of record as Instrument No. 20031209-0176515, RODC)

Comes now Robert L. Scruggs, Attorney, 2525 21st Avenue South, Nashville, TN 37212, and states on oath:

1. That I recorded a certain Warranty Deed dated November 25, 2003, of record as Instrument No. 20031209-0176515, in the Register's Office of Davidson County, Tennessee, wherein Jane Harbin, James Roberts Edwards, Debra Edwards, Linda Roberts and Ann Allen were the grantors and Dwaine L. Anderson and wife, Leilani Boulware was the grantee;

2. That through inadvertence the Instrument No. in the Derivation Clause was left off of said Warranty Deed, as recorded;

3. That the correct Derivation Clause should read as follows:

   Being the property conveyed to Lawrence James Edwards and wife, Emma Louise Edwards, their heirs and assigns, by deed from Gertrude Appleton Brumit, of record in Book 2695, page 633, Register's Office for Davidson County, Tennessee. Lawrence James Edwards and Emma Louise Edwards have since died intestate, leaving their children, Jane Harbin, James Roberts Edwards, Debra Edwards, Linda Roberts and Ann Allen, as their only surviving heirs and to whom title passed at the time of the death of the said Lawrence James Edwards and Emma Louis Edwards.

4. That the Derivation Clause in the Warranty Deed should be the above correct Derivation Clause;

5. That this affidavit was given to explain the error and to assist the present owner as well as all future owners, lenders, title examiners and insurers.

Robert L. Scruggs, Attorney

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 Robert L. Scruggs, 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 Nashville, Tennessee, this 4th day of January, 2006.

My commission expires:

MELODY M. JENKINS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires May 22, 2010

Notary Public