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Property Address:

522 Stevenson Street

Nashville, Tennessee 37209

Map-Par. 91-13-116

Davidson County DEEDWARR
Recvd: 02/01/07 08:04 1 pg
Fees:12.00 Taxes:0.00

20070201-0013054

SCRIVENER'S AFFIDAVIT

WHEREAS, on April 28, 2006, ESQUIRE TITLE and ESCROW, INC. prepared a Deed Wherein **Curtis M. Groves, married** intended to convey certain real property to **Robert Christie, unmarried** with said Deed having been recorded in Record Instrument No. 20060503-0051135, Register's Office for **Davidson** County and;

WHEREAS, said Warranty Deed was prepared wherein the said **Curtis M. Groves, married** conveyed said real property to **Robert Christie, unmarried** with said Warranty Deed having been recorded in Instrument No. 20060503-0051135, said Register's Office, and;

WHEREAS, by Scrivener's error the Warranty Deed contained an error in that Lot No. 175 was not included in legal description , of record in Instrument No. 20060503-0051135 Register's Office for Davidson County, Tennessee, and;

WHEREAS, the said **Curtis M. Groves, married,** at all times pertinent hereto, were the owners of Lots 174, 175 and 176, and intended to convey said lots, but the undersigned preparer of the referenced documents inadvertently left out lot No. 175.

NOW, Therefore this Affidavit is being executed for the express purpose of acknowledging and correcting the Scrivener's error in said Warranty Deed. It is the intent of all parties that the lots being conveyed was Lots 174, 175 and 176 on the Plan of West Nashville Heights, of record in Instrument No. 20060503-0051135, Register's Office for Davidson County.

Signed this **30th** day of **January**, 2007.

BY: _____

Justin D. Tatum

STATE OF **TENNESSEE**

COUNTY OF **DAVIDSON**

Before me, the undersigned Notary Public, of State and County aforesaid, personally appeared **Justin D. Tatum** with whom I am personally acquainted, and who, upon oath, acknowledged **Justin D. Tatum** to be **Vice President**, the within named bargainor, and that he as such **Vice President**, being authorized to do so, executed the foregoing instrument for the purpose therein contained, and that he executed the same as his free act and deed.

Witness my hand and official seal at Nashville, Tennessee this **30th** day of **January**, 2007.

_____

Notary Public

My Commission expires: 11/22/2010

Prepared By:

ESQUIRE TITLE & ESCROW, INC.

30 BURTON HILLS BLVD. STE. 200

NASHVILLE, TN 37215

THERESA L. SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires NOV. 22, 2010