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Realty Title 48-A
Claybaker - 33755

Davidson County DEEDWARR
Recvd: 02/20/07 15:26 2 pgs
Fees:12.00 Taxes:0.00
20070220-0021040

State of Tennessee
County of Davidson

Scrivener's Affidavit
(Reference to Warranty Deed of record in
Instrument No. 20060721-0088425, DCROD)

Comes now Realty Title & Escrow Company, Inc., by and through its authorized agent, and states on oath:

1. That Realty Title & Escrow Company, Inc., prepared a certain Warranty Deed dated July 6, 2006, wherein Beazer Homes Corp., a Tennessee corporation, conveyed certain property to Benjamin K. Claybaker and wife, Elizabeth Claybaker;
2. That said Warranty Deed was originally recorded with the Register of Deeds Office of Davidson County, Tennessee in Instrument No. 20060721-0088425;
3. That the description in said Warranty Deed, through scrivener's error, fails to correctly identify the unit number, identifying same as "Unit No. 417" rather than Unit No. 126;
4. That the correct unit number reference for the description of the property intended to be conveyed and acquired in said Warranty Deed referenced above, which description is hereby corrected, is as follows:

Land in Davidson County, Tennessee, being Unit No. 126 of Building 20, together with the appurtenant interest in the common elements, on the Plan of Townhomes of Shadow Glen, a horizontal property regime established by Declaration of Covenants, Conditions and Restrictions, of record in Instrument No. 20040315-0029248, corrected in Instrument No. 20040317-0030572, amended in Instrument No. 20050520-0056887, and supplemented in Instrument No. 20051107-0134921, Register's Office for Davidson County, Tennessee, said Unit being depicted on the Condominium Site Plan attached as Exhibiti "A" to the Seventh Supplementary Declaration to Declaration of Covenants, Conditions and Restrictions for the Townhomes of Shadow Glen, of record in Instrument No. 20051107-0134921, Register's Office for said County, to which reference is hereby made for a more complete description.

5. 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.

By: _____
Robert J. Ames
Attorney

Subscribed and sworn to before me the undersigned on this 16th day of February, 2007.

_____
Notary Public

My commission expires: 1/24/09

AMANDA VAUGHN NOTARY PUBLIC DAVIDSON COUNTY

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 J. Ames 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 16th day of February, 2007.

Amanda Vaughn
Notary Public

My commission expires: 1/24/09

AMANDA VAUGHN
State of Tennessee
Notary Public
DAVIDSON COUNTY

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