Realty Title and Escrow Company, Inc.
800 N. Mt. Juliet Road
Mt. Juliet, TN 37122

Davidson County AFFIDAVIT
Recvd: 08/14/07 09:55 2 pgs
Fees:12.00 Taxes:0.00
20070814-0096961

State of Tennessee
County of Shelby

Scrivener's Affidavit of Preparation of Warranty Deed

(reference to Warranty Deed of record Instrument No. 20070313-0030628, DCROD)

Comes now Edco Title & Closing Services, Inc. 7990 Trinity Road, Suit 101, Cordova, TN 38018 by and through its authorized agent, and states on oath:

1. That Edco Title & Closing Services, Inc. prepared a certain Warranty Deed dated March 9, 2007, wherein JP Morgan Chase Bank, as Trustee was the grantors and Kim Ray was the grantee;
2. That said Warranty Deed contains an erroneous and incomplete legal description.
3. The legal description should be as attached hereto and marked as Exhibit "A"
4. That said Warranty Deed was originally recorded with the Register of Deeds of Davidson County, Tennessee in Instrument No. 20070313-0030628 on March 13, 2007;
5. That this affidavit is given to ***explain and correct these mistakes*** and to assist the present owner, as well as all future owners, lenders, title examiners and insurers.

Edco Title & Closing Services, Inc.
By: _____
(print name) Robin L. Hogue

Subscribed and sworn to before me, the undersigned on this 8th day of August, 2007.

MATTHEW BURTON NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF SHELBY MY COMM. EXP. JANUARY 31, 2010

_____
Notary Public (notarizing signature of above notary)
My Commission Expires: 3/31/2010

State of Tennessee
County of Shelby

Personally appeared before me, the undersigned, a notary public in and for said county and state the within named Matthew Burton, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and seal at ~~August 8~~ Cordova, TN, Tennessee, this 2007 day of ~~May~~ August, 2007.

_____
Notary Public (acknowledging of above notary)
My commission expires: 2-23-09

SHERRY L. BLANCHARD NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF SHELBY

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

Exhibit A
Legal Description

Land in Davidson County, Tennessee, being Unit No. 60, Building F, on the Plan of Timberlake Condominiums, of record in Master Deed recorded in Book 6549, Page 475; clarified in Book 6561, Page 141; corrected in Book 7153, Page 617; as amended in Book 8504, Page 609, Register's Office for said County, together with the undivided percentage interest in the Common Elements appurtenant to said units, as set forth in Exhibit "A-1" of the Master Deed, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Tomas Tejeda by deed from Mary A. Morton and husband, Jimmy Morton, dated November 1, 2004, recorded November 4, 2004, of record in Instrument No. 20041104-0133178, Register's Office for Davidson County, Tennessee. Patricia Tejeda conveyed her interest in subject property to Tomas Tejeda by Quitclaim Deed of record in Instrument No. 20050824-0100986, Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to JPMorgan Chase Bank National Association, as Trustee for Terwin Mortgage Trust 2006-2HGS, Asset Backed Certificates TMTS Series 2006-2HGS by Substitute Trustee's Deed from Priority Trustee Services of TN, LLC, as, dated November 9, 2006, recorded December 11, 2006, for the consideration of $28,448.38, of record in Instrument No. 20061211-0152480, Register's Office for Davidson County, Tennessee.

Subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.