This instrument prepared by Daniel L. Wischhof, Attorney,
P. O. Box 873, Goodlettsville, Tennessee 37070
From information provided by the parties.

PLEASE RETURN TO:
AMTITLE & ESCROW, LLC
515 RIVERGATE PARKWAY, SUITE #111
GOODLETTSVILLE, TN 37072

SCRIVENER'S AFFIDAVIT TO CORRECT DEED AT INSTRUMENT 20070731-0090685

Davidson County AFFIDAVIT
Recvd: 09/20/07 11:23 2 pgs
Fees:12.00 Taxes:0.00
20070920-0112598

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

I, the undersigned D. Annette Maples, being duly sworn, certify the following:

I am a principal in AmTitle & Escrow, LLC, a licensed title insurance agency. This office prepared a Warranty Deed with respect to 3 parcels of land in Madison, Davidson County, Tennessee known as 241 Cumberland Avenue and 241 and 242 Lovell Street, from grantor James Tippitt to grantee Stewart Building Group, LLC, of record as Instrument 20070731-0090685, Register's Office for Davidson County, Tennessee.

Due to scrivener's errors, and not by any act or intention of the parties, the following errors appear on the face of said Deed and are corrected hereby:

I. TRACT I: The tax parcel number is wrong. Tract I on the Deed, which was correctly identified as 242 Lovell Street, is Parcel 96 on Tax Map 43-9, not Parcel 242.

II. TRACT 2: Only 1/2 of the cited subdivision lot was conveyed. Tract 2 on the Deed is not the entire Tract 17 of Block "D" of Woodlawn Estates, but is correctly to be identified as:

> Being the Easterly 1/2 of Lot 17, Block "D" of Woodlawn Estates, as subdivision in the County of Davidson , State of Tennessee, a plat of which is of record in Book 843, page 82, said Register's Office. Said Easterly 1/2 of Lot 17 fronts 50.5 feet on the Northerly side of Cumberland Avenue and runs back between parallel lines 165 feet to a dead line on the rear.

III. TRACT 3: The street address and tax parcel numbers are wrong. Tract 3 on the Deed is located at and known as 241 Lovell Street, and is Parcel 97 on Tax Map 43-9, not 242 Lovell Street or Tax Parcel 69.

FURTHER AFFIANT SAYS NOT.

D. Annette Maples
D. Annette Maples

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned Notary Public, the within named D. Annette Maples, with whom I am personally acquainted, and being duly sworn, certified the things and matters set out in the within instrument to be true and correct to the best of her knowledge, information and belief, in witness of which she executed the same before me as her free act and deed, this 19th day of September, 2007.

Doris Coley
Notary Public

My commission expires: 9-21-09

