Davidson County AFFIDAVIT
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This Instrument Prepared By:
Cumberland Title
1980 Old Fort Parkway
Murfreesboro, TN 37129
271200107

SCRIVENER'S AFFIDAVIT

I, Mike Loffi of Loffi and Associates, 18th Floor, 1st American Center, Nashville, TN 37238, after being duly sworn, declare that I was the preparer of a Warranty Deed with University Square Joint Venture, ("Grantors") and conveyed to Charles Edward Roberts and wife, Mary Ann Roberts, ("Grantees") of record in Record Book 7828 Page 610, Register's Office for Davidson County, Tennessee. Through inadvertence or error the legal description contained in the recorded warranty deed contained an error.

The Legal Description used on the Recorded Warranty Deed was as follows:

Land in Davidson County, Tennessee, being Lots 163, 164, 165, 166, 167, 168, and 169 on the plan of O.B. Hayes Second Plan of Small Lots in Nashville, of record in Plat Book 1, page 81, Chancery Court, Davidson County, Tennessee, and further known as:

Unit No. 106 on the Plan of University Square Condominium Apartments of record in Book 6900, page 124, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest of the common elements as shown in the Master Deed and By-Laws of record in Book 7051, page 529, as amended in Book 7119, page 884, said Register's Office.

The Legal Description on the Warranty Deed should have been as follows:

Unit No. 106 on the Plan of University Square Condominium Apartments of record in Book 6900, page 124, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest of the common elements as shown in the Master Deed and By-Laws of record in Book 7051, page 529, as amended in Book 7119, page 884, said Register's Office.

The purpose of this affidavit is to attest and affirm that the incorrect legal description including Lots 163, 164, 165, 166, 167, 168, and 169, in fact, was a typographical error. It was the intention of the Grantors to convey title to the property to the named Grantees as correctly described herein. This affidavit is eligible for registration pursuant to Tenn. Code Ann. 66-24-101(a)(27).

Mike Loffi, Preparer of the
Warranty Deed described herein.

STATE OF TENNESSEE
COUNTY OF

Personally appeared before me this 31st day of December, 2007, the within named Mike Loffi, to me known to be the person described in and who executed the foregoing instrument and acknowledged she executed the same as her free act and deed.

Witness my hand, at office, this 31st day of December 2007.

My Commission Expires: July 19, 2008

Notary Public

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY