Davidson County AFFIDAVIT
Recvd: 01/25/08 14:13 3 pgs
Fees:17.00 Taxes:0.00
20080125-0008226

This Instrument Prepared By and Return to:
Rudy Title & Escrow
2012 21st Avenue South
Nashville, TN 37212

Maximum Principal Indebtedness for Tennessee tax recording purposes is $-0-.

SCRIVENER'S AFFIDAVIT

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Comes now, **Kaz Sermsai**, hereinafter referred to as Affiant, on this 24th day of **January, 2008**, and after first being duly sworn according to law, does state the following as true and correct to the best of her knowledge, information and belief:

1. The affiant is an employee of Rudy Title and Escrow, LLC.

2. On August 15, 2006, the affiant prepared the Warranty Deed of record in Inst. No. 20060818-0102082, Register's Office for Davidson County, Tennessee (a copy of which is attached herewith and marked Exhibit "A").

3. Said Warranty Deed contained an erroneous Map and Parcel.

4. That Affiant makes this affidavit for the purpose of amending the original Warranty Deed by correcting the erroneous information as follows:

   Map-Parcel Numbers
   49-9-A-36.00 CO

5. This Affidavit is made to correct any defect in title by reason of the aforesaid defective instrument by showing that the defect resulted from a scrivener's error and not the intentional acts of the parties

AFFIANT

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, Kaz Sermsai, the within named bargainor, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 24th day of **January, 2008**.

Notary Public

My Commission Expires: 5/22/10

LAURA MITCHELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAY 22, 2010

EXHIBIT "A"

ADAM LAFEVOR NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENN. WARRANTY DEED My Commission Expires NOV. 22, 2008 B-AHM-06-5256	STATE OF Tennessee COUNTY OF Davidson THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $138,900.00 Affiant Subscribed and sworn to before me, this 15th DAY OF August, 2006. Notary Public MY COMMISSION EXPIRES: (AFFIX SEAL)
THIS INSTRUMENT WAS PREPARED BY Rudy Title and Escrow 2012 21st Ave South Nashville, TN 37212	

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO: (NAME)	MAP-PARCEL NUMBERS
Ron Phillips	American Home Mortgage	
5256 Buena Vista Pike (ADDRESS)	538 Broadhollow Road (ADDRESS)	49-9-A-13 CO
Nashville, TN 37218 (CITY) (STATE) (ZIP)	Melville, NY 11747 (CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we AFFORDABLE HOUSING RESOURCES, INC., hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto RON PHILLIPS, MARRIED, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

Lot 36, CREEKSIDE, as shown on plat of record in Instrument No. 20040122-0008741 in the Register s Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being part of the same property conveyed to Affordable Housing Resources Inc. by Warranty Deed from Noah Horace Mann, Jr. and wife, Barbara E. Mann, recorded on the 15th day of May, 2001 in Instrument No. 20010515-0050426, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to a) 2006 property taxes, which have been prorated and assumed by the grantee(s) herein; b) instruments of record in Inst. No. 20040122-0008741; Inst. No. 20030530-0073137; Inst. No. 20040426-0047292; Inst. No. 20020307-0028888; Inst. no. 20041109-0135030; said Register's Office; and c) any and all existing easements and restrictions as shown of record not stated herein.

unimproved ( )

This is improved (X) property, known as 5256 Buena Vista Pike, Nashville, Tennessee 37218
(House Number) (Street) (P.O. Address) (City or Town) (Postal ZIP)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my/our hand(s) this 15th day of August, 2006.

Affordable Housing Resources, Inc.

BY: _____

ITS: _____

Davidson County DEEDUARR
Recvd: 08/15/06 10:41 2 pgs
Fees:13.00 Taxes:513.83

20060818-0102082

STATE OF Tennessee
COUNTY OF Davidson

On this the 15th day of August, 2006, before me personally appeared Robert Ogle, to me known (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself/herself to be the controller of Affordable Housing Resources, Inc., the within named bargainor, a corporation, and that he/she as such controller executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 15th day of August, 2006.

Notary Public

My Commission Expires:

ADAM LAFEVOR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 22, 2008

RETURN TO:
Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212
Phone: (615)383-2903