This Instrument Prepared By and Return to:
Prestige Title, LLC
1600 Westgate Circle, Suite 200
Brentwood, TN 37027

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

SCRIVENER'S AFFIDAVIT

STATE OF Tennessee
COUNTY OF Williamson

Comes now, **Carol T. Baker**, hereinafter referred to as Affiant, on this _____ day of February, 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 Prestige Title, LLC.

2. On or about July 31, 2007, Prestige Title, LLC, prepared a Warranty Deed, recorded at Inst. No. 20070806-0093389, Register's Office for Davidson County, Tennessee (a copy of which is attached herewith and marked Exhibit "A").

3. Said Warranty Deed is erroneous as the result of a scrivener's error by the Affiant or a member of her staff due to the incorrect names of the grantees and an incomplete Notary Acknowledgment.

4. That Affiant makes this affidavit for the purpose of amending the original Warranty Deed by correcting the grantees' names to read as follows:

   JOHN DEVINE GREEN, IV, AND HIS WIFE, AMY JO GREEN

5. That Affiant makes this affidavit for the purpose of amending the original Warranty Deed by incorporating the county name in the Notary Acknowledgment as follows:

   County of WILLIAMSON

6. That Affiant makes this affidavit for the purpose of amending the original Warranty Deed by incorporating the date of execution in the Notary Acknowledgment as follows:

   Witness my hand and official seal this THE 31ST DAY OF JULY, 2007

7. 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 Williamson

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

Witness my hand and official seal this 29 day of February 2008.

Notary Public

My Commission Expires:
5/24/08

Davidson County AFFIDAVIT
Recvd: 03/03/08 11:54 3 pgs
Fees:17.00 Taxes:0.00
20080303-0020790

Exhibit "A"

WARRANTY DEED P-07-401	STATE OF Tennessee COUNTY OF Davidson THE ACTUAL CONSIDERSATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $349,500.00 Affiant Subscribed and sworn to before me, this 31st DAY OF July, 2007. Notary Public MY COMMISSION EXPIRES: 7-24-10 (AFFIX SEAL)

JOHN GLEAVES NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
Prestige Title, LLC
1600 Westgate Circle, Ste. 200
Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS (NAME)	SEND TAX BILLS TO (NAME)	MAP-PARCEL NUMBERS
John Divine IV	Mortgage Resources	
401 Annex Ave	3441 Lebanon Pike Ste 112	102-03-0-182.00
(ADDRESS)	(ADDRESS)	
Nashville, Tennessee 37209	Hermitage TN 37076	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we DENNIS R. SEXTON, UNMARRIED, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto JOHN DIVINE IV AND AMY JO (DALTON) GREEN, hereinafter called the Grantees, their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 1193 on the Plan of Charlotte Park, Section 21 of record in Plat Book 3700, Page 10, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to W. Randall Sexton and wife, Nellie Ruth Sexton, by deed from Claudia C. Bonnyman, Clerk and Master of the Chancery Court at Nashville, for Davidson County, Tennessee, of record in Book 9832, Page 549, Register's Office for Davidson County, Tennessee, dated October 18, 1995, and recorded October 19, 1995.

Further conveyed to Dennis R. Sexton by Quitclaim Deed from W. Randall Sexton and wife, Nellie Ruth Sexton of record in Book 11106, Page 216, Register's Office for Davidson County, Tennessee, dated May 15, 1998 and recorded September 10, 1998.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved ( )
This is improved (X) property, known as 401 Annex Ave, Nashville, Tennessee 37209
(House Number) (Street) (P.O. Address) (City or Town) (Postal ZIP)

Davidson County DEEDUARR
Recvd: 08/06/07 13:12 2 pgs
Fees:13.00 Taxes:553.15
[redacted]
20070806-0093389

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, 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 31st day of July, 2007.

Dennis R. Sexton

STATE OF TENNESSEE

COUNTY OF

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Dennis R. Sexton the bargainor(s) with whom I am personally aquainted or proved to me on the basis of satisfactory evidence and who acknowledged that he/she/they executed the within named instrument for the purposes therein contained.

Witness my hand and official seal, this the .

Notary Public

My Commission Expires: 2/15/09

(SEAL)

CAROL T. BAKER
NOTARY PUBLIC AT LARGE
CHEATHAM COUNTY, TENN.

RETURN TO:

PRESTIGE TITLE, LLC
1600 Westgate Circle, Ste. 200
BRENTWOOD, TN 37027
615-515-6800