Davidson County AFFIDAVIT
Recvd: 03/14/08 14:17 3 pgs
Fees:17.00 Taxes:0.00
20080314-0026173

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, **Teresa Hollingsworth**, hereinafter referred to as Affiant, on this 13th day of March, 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 October 1, 1992, Patricia Spicer Carden, Attorney at Law prepared the Warranty Deed of record in Book 8753, page 657, 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 Patricia Spicer Carden or a member of her staff due to release of a Deed of Trust not applicable to this property. The legal should state Plat in Book 7900, page 42, as corrected by Surveyor's Certificate of Correction in Book 8163, page 839, said Register's Office thereby making said legal description incorrect.

4. That Affiant makes this affidavit for the purpose of amending the original Legal Description by correcting the Legal Description as follows:

   Land in Davidson County, Tennessee, being Unit No. 214 on the Plan of Phase Three , Pepper Ridge Condominiums, of record in Book 7900, page 42, as corrected by Surveyor's Certificate of Correction in Book 8163, page 839, said Register's Office, to which reference is hereby made for a more complete description.

   Being the same property conveyed to Ludwald C. Perry by deed from H.M. Properties, Inc., a Tennessee Corporation of record in Book 8753, page 657, said Register's Office, dated October 1, 1992.

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

Teresa A. Hollingsworth
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, **Teresa Hollingsworth**, 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 the 13th day of March, 2008.

Notary Public

My Commission Expires: 7-24-10

JOHN GLEAVES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

Exhibit A

BOOK 8753 PAGE 657

FORM NO. W-2 BOX 10

STATE OF TENNESSEE }
COUNTY OF }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 71,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 1st DAY OF October, 1992

Notary Public

MY COMMISSION EXPIRES: 5-28-95

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
PATRICIA SPICER CARDEN, ATTORNEY
101 Westpark Drive, Suite 220, Brentwood, TN 37027

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO / and Mortgagee is:	MAP-PARCEL NUMBERS
Ludwald C. Perry (NAME)	Lovell & Malone, Inc. (NAME)	02DU70849
214 Pepper Ridge Circle (STREET ADDRESS OR ROUTE NUMBER)	404 James Robertson (STREET ADDRESS)	149-05-0-A-214.00
Antioch, TN 37013 (CITY) (STATE) (P. O. ZIP)	Nashville, TN 37219 (CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, H. M. Properties, Inc. a Tennessee Corporation

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Ludwald C. Perry

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Release of D/T - N/A (wrong)

Land in Davidson County, Tennessee, being Unit No. 214 on the plan of condominium site of Phase 3 Pepper Ridge Condominiums, of record in Book 7900, page 42, and in Annexation of Land in Book 7774, page 48 and Book 8026, page 588, Register's Office for said County.

Being part of the same property conveyed to H. M. Properties, Inc., a Tennessee Corporation, by deed from Harold Moore and Elizabeth Moore, of record in Book 7412, page 517, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to Master Deed and By-Laws, which contain restrictive covenants, liens and other matters of record in Book 7466, page 248, Book 7572, page 222, Book 7779, page 48, Book 8026, page 588, Book 8297, page 251, Book 8684, page 880, and Book 8672, page 17, all in the Register's Office for said County, and to matters set forth in the above refererced plan of record.

9324 10/09 0101 03CHECK 271.70

5 3 6 3 5

IDENTIFICATION REFERENCE

Oct 9 9 31 AM '92

DAVIDSON COUNTY, TN

Unimproved ( )
This is Improved ( ) property, known as 214 Pepper Ridge Circle Antioch, TN 37013
(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 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 hand this 1st day of October, 1992

H. M. Properties, Inc.

By: Russ Chandler V.P.

Russ Chandler

BOOK 8753 PAGE 658

INDIVIDUAL ACKNOWLEDGEMENT

State of Tennessee

County of _____

Personally appeared before me, _____, a Notary Public of said county, _____

the within named bargainor(s), with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that _____ executed the within instrument for the purpose therein contained.

WITNESS my hand, at office, this _____ day of _____, 19____.

_____
NOTARY PUBLIC

My commission expires:

_____

CORPORATE ACKNOWLEDGEMENT

State of Tennessee

County of Williamson

Before me, the undersigned, of the state and county aforesaid, personally appeared Russ Chandler, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged himself to be President (or other officer authorized to execute the instrument) of the H. M. Properties, Inc., the within named bargainor, a corporation, and that he as such Vice President, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself as Vice President.

WITNESS my hand and seal, at office in Brentwood, this 1st day of October, 19 92

_____
NOTARY PUBLIC

My commission expires:
5-28-95

WARRANTY DEED

FROM
H. M. Properties, Inc.

TO
Luewald C. Perry

PATRICIA SPICER CAROEN
Attorney At Law
101 Wesipark Drive Suite 220
Brentwood, Tennessee 37027