Davidson County AFFIDAVIT
Recvd: 04/08/08 13:52 3 pgs
Fees:17.00 Taxes:0.00
20080408-0035565

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, **Laura Mitchell**, hereinafter referred to as Affiant, on this 31st 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 June 28, 2004, Rudy Title and Escrow, LLC, prepared the Warranty Deed of record at Inst. No. 20040701-0078746, 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 language that was inadvertently omitted in the legal description, thereby making said legal description insufficient.

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, part of Lot No. 11, of Block "B" on the Map of Weakley Place, of record in Book 161, Page 131, Register's Office for Davidson County, Tennessee, and being known as Lot No. 4 on an unrecorded map of a re-subdivision of part of said Lot 11, and described according to a copy of a survey thereof made by James A. Hamilton, Jr., Surveyor, July 12, 1947, as follows:

   Beginning at a point on the easterly margin of North 16th Street, 100 feet southerly of the southerly margin of Sharpe Avenue, (formerly Weakley Avenue), thence easterly, parallel to the southern margin of Sharpe Avenue, 150 feet to a point, thence southerly parallel to the easterly margin of North 16th Street, 50 feet to a point; thence westerly 150 feet to the easterly margin of North 16th Street; thence with the margin of North 16th Street, northerly 50 feet to the point of beginning.

5. This Affidavit hereby voids and supersedes Scrivener's Affidavit previously recorded at Instrument Number 20080319-0027852, Register's Office for Davidson County, Tennessee.

6. 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

Laura Mitchell
AFFIANT

STATE OF TENNESSE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, **Laura Mitchell**, 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 the 31st day of March, 2008.

Notary Public

My Commission Expires: 7-2-10

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

Davidson County DEEDWARR
Recvd: 07/01/04 16:01 2pgs
Fees:13.00 Taxes:402.93

20040701-0078746

Exhibit "A"

WARRANTY DEED	STATE OF Tennessee COUNTY OF Davidson THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $108,900.00 William Doy Gardner III Affiant Subscribed and sworn to before me, this 28th DAY OF June, 2004. Notary Public MY COMMISSION EXPIRES: (AFFIX SEAL)
G-CD-04-1013	
THIS INSTRUMENT WAS PREPARED BY RUDY TITLE & ESCROW, LLC 2012 21st Avenue South NASHVILLE, TENNESSEE 37212	

KAREN LOU BRAY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
My Commission Expires MAY 24, 2008

ADDRESS NEW OWNER(S) AS FOLLOWS (NAME)	SEND TAX BILLS TO:	
William Doy Gardner III, unmarried	America's Wholesale Lender	
1013 North 16th Street	(NAME) 750 Old Hickory Blvd. #180	83-2-150
(ADDRESS) Nashville, Tennessee 37206	(ADDRESS) Brentwood, TN 37027	
(CITY) (STATE) (ZIP)	(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 CHARLIE M. STAMPS AND KENT H. PHILLIPS JOINT TENENAT WITH RIGHT OF SURVIVORSHIP, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto WILLIAM DOY GARDNER III, 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: *unmarried

Beginning at a pint on the easterly margin of North 16th Street, 100 feet southerly of the southerly matgin of Sharpe Avenue, (formerly Weakley Avenue), thence easterly, parallel to the southern margin of Sharpe Avenue, 150 feet to a point, thence southerly parallel to the easterly margin of North 16th Street, northerly 50 feet to the point of beginning.

Being the same property conveyed to Charlie M. Stamps, unmarried and Kent H. Phillips, unmarried by Deed from Van E. Christian, II and wife, Stephanie Christian of record in Instrument No. 20020705-0080733 dated 6/28/2002 and filed for record on 7/5/2002 said Register's Office.

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

unimproved ( )
This is improved (X) property, known as 1013 North 16th Street, Nashville, Tennessee 37206
(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 28th day of June, 2004.

Charlie M. Stamps

Kent H. Phillips

STATE OF Tennessee
COUNTY OF Davidson

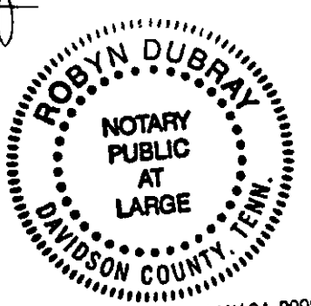
Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Charlie M. Stamps and Kent H. Phillips, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the pruposes therein contained.

Witness my hand and official seal, this the .

Notary Public

My Commission Expires:

(SEAL)



My Commission Expires MAY 24, 2008

RETURN TO:

2012 21st Avenue South
Nashville, TN 37212

615.383.2903