TO Recorder
List in Direct Index Under
The Estate of Philip L. Brown, Jr., Clara Faye Talbert Brown, Administratrix Grantor
Map & Parcel 141-29
TO
Susie Brown Adkerson

Davidson County AFFIDAVIT
Recvd: 05/16/08 11:00 2 pgs
Fees:12.00 Taxes:0.00

20080516-0050525

SCRIVENER'S AFFIDAVIT

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

J. Trent Lehman, a resident of Williamson County, Tennessee, and of lawful age, hereinafter referred as "Affiant" being first duly sworn according to law, deposes and states as follows:

1. That Affiant, an employee of Lehman Escrow, LLC, on 11/23/2007 Prepared a Quitclaim Deed (the "Warranty Deed") conveying certain real property from The Estate of Philip L. Brown, Jr., Clara Faye Talbert Brown Administratrix as Grantor to Susie Brown Adkerson her successors and assigns as Grantees.
2. That the subject Warranty Deed was recorded on 11/26/2007 in Instrument No. 20071126-0136949 In the Register's Office for Davidson County, Tennessee.
3. That through mistake and inadvertence, the Affiant did not exclude a 10.0007 acre tract On Said Warranty Deed.
4. The Affiant makes this Affidavit for the purpose of stating the correct legal description in the Warranty Deed.
5. The correct legal description in the Warranty Deed recorded on 11/26/2007 in Instrument No. 20071126-0136949 is see attached Exhibit "A"
6. The Affiant further affirms that all other terms, provisions and warranties recited in the Quitclaim Deed recorded on 11/26/2007, in Instrument No. 20071126-0136949, in the Register's Office for Davidson County, Tennessee, not specifically recited and corrected herein, shall remain Unchanged and in full force and effect.

J. Trent Lehman,
Affiant

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the Within named J. Trent Lehman, Attorney at Law, the bargainor, with whom I am personally acquainted and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee this 13th day of May, 2008

My Commission Expires: 3-12-11

Notary Public

Judy A. Lehman
Notary Public
State of Tennessee
Williamson County

Prepared by: TL
Lehman Escrow
6 Cadillac Dr.
Ste 190
Brentwood TN 37027

TRACT NO. 1

A parcel of land in the 9th Civil District of Davidson County, Tennessee, on the southerly side of Big Harpeth River, described according to a survey made by S. H. Hutchison, December 14, 1955, as follows,

Beginning at a stake in fence and Tinsley's West line, same being the Northeast corner of Roger N. Hutton's 41 acre tract; thence with Tinsley's West line North 3 deg. East 114 poles to point in Big Harpeth River, a corner of Roger N. Hutton's 70 acre tract No. 6 farming land, thence down said river with its meanders and W. D. Hutton's 38 acre tract which was a portion of the 70 acre tract No. 7 "farming land" as follows: South 25 deg. West 19.5 poles; South 51 deg. West 13 poles; South 70 deg. West 16 poles; North 89 deg. West 26 poles; North 80 deg. West 18 poles; North 55 deg. West 8 poles; North 29 deg. West 10 poles; North 10 deg. West 19.5 poles; to a point in river and Sallie H. Brown's East line of home tract; thence with her East line South 5 deg. West, striking the East line of a 2 1/8 acre tract at 95 poles, in all 115 poles to a stake in the old Beech Creek Road bed, the Northwest corner of R. W. Hutton's 41 acre tract of woods land; thence with R. W. Hutton's North line, South 86 deg. East 96 poles to point of beginning. Containing 40 acres, more or less. **see below

TRACT NO. 2

A parcel of land in the 9th Civil District of Davidson County, Tennessee, on the Northeasterly side of the Beech Creek or McCrory Road, surveyed December 7, 1955, by S. H. Hutchison, as follows:

Beginning at a stake in the West line of Lot No. 7 "woods land", in the Joseph Newsom Subdivision on Plan, and being the Southeast corner of the Original Fulghum tract of 211 acres, now owned by Sallie Hutton Brown, thence with the South line of same North 87 deg. West 22 poles to a point in the present Beech Creek or McCrory Road and Jack Pickard's Easterly line; thence with said Road and Pickard's line South 33 deg. East, striking L.X. Presley's line and 10.5 poles, in all 28 poles to a point in said road; thence with L.X. Presley's line South 22 deg. East 11 poles to a point in said road and Roger N. Hutton's 41 acre tract; thence North 5 deg. East with R. N. Hutton's West line striking W. D. Hutton's and Sallie H. Brown's 45 acre tract at 12 poles in all 32.5 poles to a point of beginning. Containing 2 1/8 acres, more or less.

Being part of the same property conveyed to Philip L. Brown, Jr. by deed from Christina Norris, Clerk and Master of the Chancery Court at Nashville, for Davidson County, Tennessee of record in Book 7502, Page 511, Register's Office for Davidson County, TN.

** INCLUDED IN THE ABOVE DESCRIPTION BUT EXPRESSLY EXCLUDED THEREFROM IS THE FOLLOWING TRACT OF LAND:

Land in the 9th Civil District of Davidson County, Tennessee, described as follows: Commencing at an iron rod in the East right of way of McCrory Lane, and the West margin of Christine Presley property, said iron rod being 1480 feet North of a point opposite the center line of Russell Road, as measured along the Eastern right of way of McCrory Lane; thence with Presley North 06 degrees 06 minutes 49 seconds East 138.03 feet to an iron rod; thence South 80 degrees 11 minutes 15 seconds East 784.82 feet to an iron rod in Presley's North line, the point of beginning thence crossing Grantor with a severance line, North 42 degrees 45 minutes 50 seconds East 1268.01 feet to an iron rod; thence North 06 degrees 46 minutes 22 seconds West 222.69 feet, passing an iron rod at 15.28 feet to an iron rod in a fence line; thence South 79 degrees 06 minutes 18 seconds East 30.08 feet to a fence post in Cecil D. Branstetter's West line; thence with Branstetter's South 06 degrees 46 minutes 22 seconds West 186.96 feet to an iron rod, thence continuing South 06 degrees 46 minutes 22 seconds West 1100.69 feet to an iron rod in Branstetter's West line, and the Northeast corner of Christine Presley's; thence with Presley's North line North 80 degrees 11 minutes 15 seconds West 776.25 feet to the point of beginning, containing 10.0007 acres, more or less, and being Tract III of a survey of the Grantor's property according to a survey by Monroe Elliott, RLS 1421, dated April 24, 1986 and revised February 17, 1988.