PICK-UP

Davidson County AFFIDAVIT
Recvd: 02/05/09 09:04 2 pgs
Fees:12.00 Taxes:0.00
20090205-0009772

Haynes & Freeman, PLC
P. O. Box 527
Goodlettsville, Tennessee 37070

**AFFIDAVIT OF SCRIVENER'S ERROR**

**WHEREAS,** this affidavit is executed to correct the legal description of property pursuant to a Successor Trustee's Deed conveying property located at 1025 Monroe Street, Nashville, Davidson County, Tennessee, 37208 from Bennett F. Bratcher, Successor Trustee (Grantor) to Volunteer State Bank (Grantee), as recorded as instrument number 20080902-0089598, Register's Office for Davidson County, Tennessee; and

**WHEREAS,** Haynes & Freeman, PLC prepared said Successor Trustee's Deed of record as Instrument No. 20080902-0089598, Register's Office for Davidson County, Tennessee, and through inadvertence and due to scrivener's error, an incorrect legal description and incomplete derivation clause was included in said Successor Trustee's Deed, with said **incorrect legal description and incomplete derivation clause** being:

> Being Lot No. 86 on the Plan of McGavocks Town North Nashville, of record in Book 21, page 23, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description thereof.
>
> Being the same property conveyed to Matthew D. Ricker, Trustee by Brenda G. Cornwell, Unmarried, of record as instrument number 20070316-0032500 in the Register's Office for Davidson County, Tennessee;
>
> and;

**WHEREAS,** the **correct legal description and complete derivation clause** in the Successor Trustee's Deed of record as Instrument No. 20080902-0089598, Register's Office for Davidson County, Tennessee is:

> Being Lot 86 on the Plan of McGavock, Wetmore and Others First Additional called the Town of McGavock, as of record in Book 21, page 23, Register's Office for Davidson County, Tennessee.
>
> Said Lot No. 86 fronts 50 feet on the southerly side of Monroe Street, formerly Olphelia Avenue, and runs back between parallel lines 157 feet to an alley.
>
> Being the same property conveyed to Brenda Cornwell by Warranty Deed from Dynasty Ventures, LLC recorded in Instrument # 200703160032501, Register's Office for Davidson County, Tennessee.
>
> Being the same property conveyed to Matthew D. Ricker, Trustee, by Brenda G. Cornwell, Unmarried, of record as instrument number 20070316-0032500 in the Register's Office for Davidson County, Tennessee.
>
> Bennett F. Bratcher was appointed as Successor Trustee pursuant to a document recorded as instrument number 20080805-0080568, in the Register's Office for Davidson County,

Tennessee.

**NOWTHEREFORE, I, Bennett F. Bratcher, for the firm of Haynes & Freeman, PLC,** do attest and affirm that the correct legal description and derivation clause in the Successor Trustee's Deed of record as Instrument No. 20080902-0089598, Register's Office for Davidson County, Tennessee should read as herein corrected.

**IN WITNESS WHEREOF,** I have hereunto set my signature, on this the 3rd day of February, 2009.

**Haynes & Freeman, PLC**

Bennett F. Bratcher (BPR # 013526)
P. O. Box 547
Goodlettsville, Tennessee 37070
Phone: (615) 859-1328

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Bennett F. Bratcher**, with whom I am personally acquainted (or proved upon the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be an attorney with the law firm of Haynes & Freeman, PLC and that he as such representative of said law firm, being authorized so to do, executed the within instrument for the purposes therein contained by signing the name of the law firm by himself as an attorney.

WITNESS my hand and official seal at Goodlettsville, Tennessee, on this the 5th day of February, 2009.

NOTARY PUBLIC

My Commission Expires: May 8, 2012

JAMIE JONES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.