THIS INSTRUMENT PREPARED BY:
TrustLand Title & Escrow, LLC.
1720 West End Avenue, Suite 400
Nashville, Tennessee 37203

BILL GARRETT, Davidson County
Trans:T20090043869 AFFIDAVIT
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20090630-0061087

AFFIDAVIT OF SCRIVENER'S ERROR EXECUTED PURSUANT TO T.C.A. 66-24-101(A) (26)

(Referenced to a Special Warranty Deed of record in Instrument No. 20070813-0096591, Register's Office for Davidson County, Tennessee)

WHEREAS, I, Chris Corriveau, Authorized Agent for TrustLand Title & Escrow, LLC, being duly sworn according to law, do hereby make oath that the following statements are true to the best of my information, knowledge and belief:

1. That TrustLand Title & Escrow, LLC prepared and recorded a Special Warranty Deed from St. Martin Square, Inc., a Tennessee Corporation, ("Grantor") to Patricia Chelle Hawn, Single and Shawn Benson, Single, as Joint Tenants with Right of Survivorship, ("Grantee"). The said Special Warranty Deed was executed by the Grantor and delivered to the Grantee on August 8, 2007, then recorded on August 13, 2007 in Instrument No. 20070813-0096591, Register's Office for Davidson County, Tennessee.

2. After recordation it has come to my attention that the said Special Warranty Deed contained a typographical error in the legal description in that it referred to the property as Unit No. 72 of the Phase 1, St. Martin Square at Seven Springs Condominiums, as established under Master Deed of record in Instrument No. 20060310-0028319, supplemented at Instrument No. 20061109-0139692, Register's Office for Davidson County, Tennessee.

3. On March 20, 2008 our office prepared a Scrivener's Affidavit which was recorded on March 25, 2008 in Instrument No. 20080325-0029531, Register's Office for Davidson County, Tennessee. The purpose of that Affidavit was to correct the typographical error in the legal description to reflect that the Grantor intended to convey to the Grantee Unit No. 36, of the Phase II, St. Martin Square at Seven Springs Condominiums, as established under Master Deed of record in Instrument No. 20060310-0028319, supplemented at Instrument No. 20061109-0139692, Register's Office for Davidson County, Tennessee.

4. It has come to my attention that the Unit identified as number 36 as shown on the Plat exhibit attached as Exhibit "B_2" to the First Supplement to the Master Deed for St. Martin Square at Seven Springs Condominiums annexing Phase II Property, of record in Instrument No. 20061109-0139692, Register's Office for Davidson County, Tennessee, was incorrectly labeled on the Fourth Floor Layout shown on said Plat Exhibit and should have been identified as number 72.

5. Pursuant to Paragraph 19(a) of the Master Deed, the Developer amended said First Supplement to the Master Deed for the purposes of correcting the aforementioned inaccuracies of the Plat Exhibit by Amendment to the First Supplement to the Master Deed for St. Martin Square at Seven Springs Condominiums, dated June 23, 2009 and recorded in Instrument No. 20090624-0058791, Register's Office for Davidson County, Tennessee.

6. THEREFORE, this affidavit is being made to correct the legal description in the said Special Warranty Deed as follows:

   A condominium apartment unit located in Davidson County, Tennessee, being Unit No. 72 of the St. Martin Square at Seven Springs Condominiums, Phase II, as set out in the Master Deed of record in Instrument No. 20060310-0028319, as supplemented by the First Supplement to the Master Deed of record in Instrument No. 20061109-0139692; as amended pursuant to the Instrument of Correction of record in Instrument No. 20080730-0077840; and as amended by Amendment to the First Supplement to the Master Deed of record in Instrument No. 20090624-0058791, Register's Office for Davidson County, Tennessee, together with all right, title and interest relating to said unit as prescribed and set forth in said Master Deed, and all recorded amendments and exhibits thereto, which by this reference are incorporated herein and made a part hereof.

   TOGETHER WITH a 1.389% interest in the common elements as provided for in said Master Deed.

7. All other matters contained in said Special Warranty Deed remain the same.

8. Further Affiant sayeth naught.

WITNESS MY HAND on this 25th day of June, 2009

Chris Corriveau as Authorized Agent for
TrustLand Title & Escrow, LLC.

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Chris Corriveau, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) , and who, upon oath, acknowledged himself to be an Authorized Agent of TrustLand Title & Escrow, LLC, the within named bargainor, a limited liability company, and that he as such Authorized Agent, executed the foregoing instrument for the purposes there in contained, by signing the name of the limited liability company by himself as Authorized Agent.

Witness my hand and official seal at Nashville, Tennessee, this 25th day of June, 2009.

Notary Public

My Commission Expires: _____

A. R. TURNER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAY 8, 2012