Return to: Realty Title & Escrow
808 N. Mt. Juliet Rd
Mt. Juliet, TN 37122

State of Tennessee
County of Williamson

Scrivener's Affidavit
(Reference to Warranty Deed of record in Instrument No. 20091007-0093287, DCROD)

Comes now Realty Title & Escrow Company, Inc., by and through its authorized agent, and states on oath:

1. That Realty Title & Escrow Company, Inc., prepared in part a certain Warranty Deed dated October 2, 2009, wherein Barbara B. Jones, Executrix of the Estate of Oscar Edwin Reece a/k/a Oscar E. Reece, deceased, conveyed certain property to Jeffrey Williams;
2. That said Deed was originally recorded with the Register of Deeds of Davidson County, Tennessee, in Instrument No. 20091007-0093287;
3. That the legal description in said Deed, through scrivener's error, incorrectly references at three places, namely the introductory clause to the legal description, the legal itself and at one point in the derivation clause, the county in which the subject property is located;
4. That the title examination in the file of Realty Title & Escrow Company, Inc., shows that the property is located in Davidson County, Tennessee;
5. That the first sentence of the derivation clause, also through scrivener's error, incorrectly stated how the Executor of the Estate of Oscar E. Reece held title;
6. That the complete and correct legal description for the subject property intended to be conveyed and acquired in said Deed referenced above, with each of the aforestated three locations for the misidentification of the situs county and the subject sentence of the derivation clause hereby corrected, is as follows:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to wit:
Land in Davidson County, Tennessee, being Lot Site No. 14, on the Plan of Highland Courts in Highlands of Brentwood, of record in Book 4860, Page 101, as established by the Master Deed of record in Book 5024, Page 549, as amended in Book 8287, Page 313, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Oscar E. Reece by deed from Mark D. Huyoung and spouse, Lauren E. Huyoung, dated September 2, 2003, recorded September 8, 2003, of record in Instrument No. 20030908-0130857, Register's Office for Davidson County, Tennessee. The said Oscar E. Reece having since died testate and by Last Will and Testament of record in the Probate Court Clerk's Office of Davidson County, Tennessee, Docket No. 08P-1825, directed the Executor of the Estate, Barbara B. Jones, Executor, sell subject property. Order Authorizing sale of subject property of record in Circuit Court (Probate Division) for Davidson County, Tennessee, Docket No. 08P-1825, filed September 25, 2009.

7. That this affidavit is given to correct and explain the errors and to assist the present owner, as well as all future owners, lenders, title examiners and insurers.

[Signature page follows]

BILL GARRETT, Davidson County
Trans:T20090075843 AFFIDAVIT
Recvd: 11/06/09 09:49 2 pgs
Fees:12.00 Taxes:0.00
20091106-0102728

Realty Title & Escrow Company, Inc.,

By: _____
Robert J. Ames
Senior Attorney

Subscribed and sworn to before me the undersigned on this 27th day of October, 2009.

My Commission Expires January 23, 2010

_____
Notary Public

My commission expires: _____

BEVERLY MINTMIRE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

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 Robert J. Ames, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is Senior Attorney of Realty Title & Escrow Company, Inc., and that as such Senior Attorney he is authorized by Realty Title & Escrow Company, Inc., to execute this instrument on its behalf.

Witness my hand and seal at Brentwood, Tennessee, this 27th day of October, 2009.

My Commission Expires January 23, 2010

_____
Notary Public

My commission expires: _____

BEVERLY MINTMIRE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

This instrument prepared by:
Realty Title and Escrow Company, Inc.
5111 Maryland Way, Ste 210
Brentwood, TN 37027

#73644