BILL GARRETT, Davidson County
Trans:T20100003053 AFFIDAVIT
Recvd: 01/15/10 12:00 2 pgs
Fees:12.00 Taxes:0.00
20100115-0003838

This Instrument Prepared By:
INGRAHAM, PAUTIENUS & TIDWELL, PLLC
216 Centerview Drive, Suite 317
Brentwood, TN 37027

AFFIDAVIT OF SCRIVENER'S ERROR

STATE OF TENNESSEE)
)
COUNTY OF WILLIAMSON)

I, JAMES M. ADCOX, III, Affiant, being duly sworn, upon my oath, deposes and says:

1. My office prepared a Warranty Deed as Instrument 20091125-0108442 filed of record in the Register's Office for Davidson County, Tennessee, without the benefit of a title search, and I have personal knowledge of the facts and matters stated herein.

2. That the following instrument, through inadvertence, mistake and error, contain a scrivener's errors within the legal description.

Instrument:	20091125-0108442
Grantors:	Phillip A. Lyons
Grantees:	Lyons Revocable Living Trust dated September 25, 2009
Date of Instrument:	September 25, 2009
Date Recorded:	November 25, 2009

3. This Affidavit is being filed for record in the County of Davidson, State of Tennessee, for the purpose of correcting the legal description contained within the aforementioned instrument, more specifically, to add a reference to the newest plat of record the property and to correct the deed reference in the derivation clause.

4. The correct legal description should read as follows:
LAND in Davidson County, Tennessee, being Lot No. 23 on the Plan of Highland Creek, Section Two, a Planned Unit Development, of shown in Instrument No. 20040130-0011798, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete legal description.

BEING the same property conveyed by Holt Valley, a Tennessee general partnership to PHILLIP A. LYONS, by Warranty Deed of record in Instrument No. 20030523-0070708, Register's Office, Davidson County, Tennessee.

This is improved property known as 908 Century Oak Drive (a/k/a Lot 23 Century Oak Drive) Nashville, Tennessee 37211.

Further, Affiant saith not.

JAMES M. ADCOX, III

STATE OF TENNESSEE)
) ss.
COUNTY OF WILLIAMSON)

On this 18 day of January, 2010, before me appeared JAMES M. ADCOX, III, personally known to me to be the person who executed the foregoing instrument and being sworn by me stated that the facts and matters stated therein are true according to the best of his knowledge and belief, and acknowledged to me that he execute the same as his free act and deed.

IN WITNESS WHEREOF, I have affixed my hand and official seal in the county and state aforementioned.

NOTARY PUBLIC

My Commission Expires: MY COMMISSION EXPIRES FEBRUARY 19, 2013

ASHLEY B. LAWSON STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY