AFTER RECORDATION, RETURN TO:
TENNESSEE TITLE & ESCROW AFFILIATES, LLC
1000 CORPORATE CENTRE DRIVE, SUITE 125
FRANKLIN, TN 37067

PREPARED BY:
SOUTHERN TRUST TITLE COMPANY
6465 QUAIL HOLLOW, SUITE #401
MEMPHIS, TN 38120

BILL GARRETT, Davidson County
Trans:T20100012073 AFFIDAVIT
Recvd: 03/01/10 16:14 2 pgs
Fees:12.00 Taxes:0.00
20100301-0015584

AFFIDAVIT OF SCRIVENER'S ERROR

Michael M. Wardlow (the "Affiant"), who being sworn, duly deposes and makes oath as follows:

1. **Tennessee Title and Escrow Affiliates, LLC was the buyer's closing agent on the 18th day of August, 2009, for a transaction involving the property described ~~on Exhibit "A" attached hereto and incorporated herein by reference~~ below.**

2. **In conjunction with the above closing, Southern Trust Title Company was the seller's closing agent and prepared a Warranty Deed, recorded on September 4, 2009, in Instrument #20090904-0083393, Register's Office for Davidson County, Tennessee, which Warranty Deed had the wrong legal description:**

> Lot 71, Ridgeview UDO, Phase One, as shown of record in Instrument No. 200806030056596 in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.
>
> Being a portion of the same property conveyed to Grantor(s) herein as shown in Special Warranty of record in Instrument No. 20050930-0118007, said Register's Office.

3. **A Scrivener's Error was made in the preparation of the Warranty Deed and legal description such that following, correct legal description should have been:**

Land in Davidson County, Tennessee, being Lot No. 41 on the Final Plat of Ridgeview UDO, Phase One, of record in Instrument 200803120025065, amended in Instrument 200806030056596 in the Register's Office of Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being a portion of the same property conveyed to Ridgeview Heights, LLC by Special Warranty of record in Instrument #20050930-0118007, said Register's Office.

4. **The purpose of this affidavit is to put all parties on notice of the above-described error and to correct the same.**

5. **Affiant is aware that this Affidavit will be relied upon by lenders, attorneys, title holders, prospective purchasers and title insurance companies.**

Michael M. Wardlow

STATE OF TENNESSEE
COUNTY OF Shelby

Before me, the undersigned authority, a Notary Public of the State and county mentioned, personally appeared **Michael M. Wardlow**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the _____ (or other officer authorized to execute the instrument) of Southern Trust Title Company, and that such officer executed the foregoing instrument for the purpose therein contained, by personally signing the name of the company as Asst. Sec. (or other authorized officer).

Witness my hand, at office, this Friday, February 05, 2010.

JACLYN C. MONTORIA
STATE OF TENNESSEE NOTARY PUBLIC
SHELBY COUNTY, TN

_____
Notary Public

My commission expires: 11/14/13