Box 10A

Return to:

THIS INSTRUMENT PREPARED BY:
AMY ADAMS GOWAN, ATTORNEY
4301 Hillsboro Road, Suite 300
Nashville, TN 37215

BILL GARRETT, Davidson County
Trans:T20100014220 AFFIDAVIT
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SCRIVENER'S AFFIDAVIT

WHEREAS, Kelly M. Corpstein, ("Grantor") conveyed to Kelly M. Corpstein and Thomas B. Todd ("Grantees") by a Quitclaim Deed dated October 9, 2009, and recorded in Instrument No. 20091012-0094561, in the Register's Office for Davidson County, Tennessee, the property commonly known as 2909 10th Avenue S., Nashville, TN 37204.

WHEREAS the property conveyed was described as:

Land in Davidson County, Tennessee, being Unit No. 2 (shown as proposed residence, Unit #2) as Exhibit "A" of the Master Deed and By-Laws for Idlewood Condominiums, of record in Instrument No. 20010529-0055330, Register's Office for said County, and being part of Lot No. I on the Final Plat of Re-Subdivision of Idlewood Subdivision, of record in Book 5190, page 533, said Register's Office, to which instrument reference is hereby made for a more complete description.

WHEREAS a "scrivener's error" was made in the Body on page 1 of the said Quitclaim Deed.

NOW THEREFORE, Amy Adams Gowan, ("Affiant") makes the following statements:

I am an attorney at law, licensed under the laws of the State of Tennessee, and acted as attorney in the transaction wherein Kelly M. Corpstein, Grantor conveyed an interest to Kelly M. Corpstein and Thomas B. Todd, Grantees. I was made aware of the conveyance not properly identifying Kelly M. Corpstein, Grantor, as an unmarried woman, but instead as an umarried man and this was the result of a "scrivener's error" by the Affiant or a member of her staff.

It was my intention in the said Quitclaim Deed to properly identify Grantor, Kelly M. Corpstein, as an unmarried woman for the property described therein, and that "man" be deleted from the Grantor designation on page 1 of the Quitclaim Deed.

This Affidavit is made to correct any defect in title by reason of the aforesaid defective instrument by showing that the defect resulted from a scrivener's error and not the intentional acts of the parties.

FURTHER, the Affiant sayeth not.

Amy Adams Gowan
AMY ADAMS GOWAN

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 Amy Adams Gowan, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal this 9th day of March, 2010.

Christine L. Lind
Notary Public

CHRISTINE L. LIND
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY, TENN.

My Commission Expires OCT 21, 2013