BILL GARRETT, Davidson County
Trans:T20100022121 AFFIDAVIT
Recvd: 04/14/10 11:12 2 pgs
Fees:12.00 Taxes:0.00
20100414-0028098

Prepared By:

Chapman & Rosenthal Title, Inc.

3817 Bedford Ave, Ste 140

Nashville, TN 37215

AFFIDAVIT OF GEORGE E. MUDTER, JR., ATTORNEY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

WHEREAS, on March 13, 2007, George E. Mudter, Jr., Attorney at Law, was an employee of Mudter Morgan & Patterson Attorneys-at-Law and in his capacity with Mudter Morgan & Patterson Attorneys-at-Law, he prepared legal documents.

WHEREAS, on March 13, 2007, George E. Mudter, Jr., Esquire, prepared a Warranty Deed of record in Instrument No. 20070315-0031879 in the Register's Office of Davidson County, Tennessee.

WHEREAS, in the aforementioned Warranty Deed the marital status of John F. Shea, one of the Grantees is incorrect. John F. Shea is unmarried and George E. Mudter, Jr., Esquire, by this sworn affidavit, desires to correct this error by attaching Exhibit "A" correcting the warranty deed to show John F. Shea, unmarried.

See attached Exhibit A.

WITNESS my hand, at office, this 13th day of April, 2010.

FURTHER AFFIANT SAYETH NAUGHT.

George E. Mudter, Jr., Attorney

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority in and for the jurisdiction aforesaid, the within named bargainor, George E. Mudter, Jr., Attorney, who being by me first duly sworn according to law, states on oath that the statements contained in the above and foregoing instrument as true and correct as therein stated and set forth.

WITNESS my hand and Official Seal at office this 13th day of April, 2010.

NOTARY PUBLIC
My Commission Expires:

EMILY C. MAY
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAR. 3, 2014

EXHIBIT "A"

THIS INSTRUMENT PREPARED BY: Mudter Morgan & Patterson Attorneys-at-Law 2000 Richard Jones Road Suite 110 Nashville, Tennessee 37215 FTEC File No. 26208-01-2007 Record & Return To: First Title and Escrow Company, Inc. File Box 9B	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $500,000.00. Affiant Subscribed and sworn to before me this 13th day of March, 2007. Notary Public My Commission Expires:

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires JULY 19, 2009

WARRANTY DEED

Address New Owner: John F. Shea, Ray L Booth 322 West 19th St. Duplex A New York, NY 10011	Send Tax Bills To: New Owner	Tax Information: Map No.145-07-0 Parcel No. 068.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, Sherry W. Howell, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to John F. Shea, ~~Married~~ *unmarried and Ray I. Booth, Unmarried as Joint Tenants With Right of Survivorship ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

*unmarried

Everette I. Howell, Jr., spouse of Sherry W. Howell, hereby joins in the execution of this instrument to convey any and all marital interest he may have in the subject property.

This is unimproved property located at 1128 Travelers Ridge Drive, Nashville, TN 37220

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on the 13th day of March, 2007.

Sherry W. Howell
Sherry W. Howell

Everette I. Howell, Jr.

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Sherry W. Howell and Everett I. Howell, Jr., with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 13th day of March, 2007.

Notary Public

My Commission Expires:

GEORGE E. MUDTER, JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires JULY 19, 2009

Davidson County DEEDMRR
Recvd: 03/15/07 15:02 2 pgs
Fees:13.00 Taxes:1650.00

20070315-0031879