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20100616-0046672

This Instrument prepared by
Mark A. Ellmore, Attorney at Law
1909 Lebanon Pike
Nashville, TN 37210

SCRIVENER'S AFFIDAVIT TO CORRECT WARRANTY DEED

WHEREAS, on April 29, 2010, Betty J. Hunt executed a Warranty Deed to Severo Velazco, married, in the amount of $72,000.00; and

WHEREAS, this Warranty Deed was recorded on May 7, 2010 in Instrument No. 20100507-0035261, Register of Deeds Office for Davidson County, Tennessee; and

WHEREAS, the recorded Warranty Deed contained two scrivener's errors which had a material effect on the property vesting and the derivation clause; and

WHEREAS, the precise error on the vesting was that it was stated that the purchaser was Severo Velazco when in fact his full legal name is Severo Velazco Flores, and that Severo Velazco and Severo Velazco Flores is one and the same person; and

WHEREAS, the precise error on the derivation clause was that additional information was omitted which further clarified Betty J. Hunt's ownership via the Quitclaim Deed recorded in Instrument No. 20091022-0097832, which was recorded without an Affidavit of Heirship that was described in said Quitclaim Deed; and

WHEREAS, it is the desire that this error under the Warranty Deed be corrected by the true and lawful owners of the real property; and

NOW THEREFORE, the scrivener's errors for the vesting and derivation clause under the Warranty Deed recorded in Instrument No. 20100507-0035261, shall be corrected as follows:

Paragraph Two (2) shall read: "HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Severo Velazco Flores, married,"; and

Paragraph Six (6) shall read: "BEING the same property conveyed to Betty J. Hunt by Quitclaim Deed from Amber Hunt, Kendra Hunt, and Melissa Hunt as sole heirs of Jamie B. Hunt recorded in Instrument No. 20091022-0097832, Register's Office for Davidson County, Tennessee. Previously being the same property conveyed to Jamie B. Hunt and wife, Melissa A. Hunt by Warranty Deed recorded in Book 7638, Page 506, said Register's Office. Jamie B. Hunt predeceased Melissa A. Hunt leaving her as the sole tenant by the entirety with full power to convey property, making the need for an Affidavit of Heirship unnecessary and the signing of Amber Hunt and Kendra Hunt on the above referenced Quitclaim Deed extraneous.

The descriptions, words, and all other terms of the Warranty Deed recorded in Instrument No. 20100507-0035261 shall remain the same without modification and of the same legal effect.

Witness my hand and signature on this document on this the 15th day of June, 2010.

Mark A. Ellmore
Attorney at Law

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 Mark A. Ellmore, Attorney at Law, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purpose therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 15th day of June, 2010.

Notary Public

My commission expires:
7/24/10

PATRICIA D. CAVITT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires JULY 24, 2010