THIS INSTRUMENT PREPARED BY
J. GREG HARDEMAN, ATTORNEY
4301 Hillsboro Road, Suite 300
Nashville, TN 37215

RETURN TO:
Premier Escrow, LLC
Box 10A

SCRIVENER'S AFFIDAVIT

WHEREAS, Lakeshore Foundation, Inc., a Tennessee corporation ("Grantors") conveyed to Benefactors Capital, LLC, a Tennessee limited liability company, ("Grantees") by a Warranty Deed dated April 8, 2010, and recorded as Instrument No. 20100409-0026889, Register's Office for Davidson County, Tennessee, the property commonly known as 851 Visco Drive, Nashville, Tennessee 37210.

WHEREAS the property conveyed contained the correct legal description but the address of the property was described as:

Improved property known as 815 Visco Drive, Nashville, Tennessee 37210.

WHEREAS a "scrivener's error" was made in the street number of the improved property address.

NOW THEREFORE, J. Greg Hardeman, ("Affiant") makes the following statements:

I am an attorney at law, licensed under the laws of the State of Tennessee, and acted as the closing attorney in the transaction wherein Lakeshore Foundation, Inc., a Tennessee Corporation, conveyed property to Benefactors Capital, LLC, a Tennessee limited liability company. I was made aware of the incorrect number of the street address for the improved property and this was the result of a "scrivener's error" by the Affiant or a member of his staff and it was my intention in the said Deed that the number of the street address describing the improved property read 851 Visco Drive, Nashville, Tennessee 37210.

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.

J. GREG HARDEMAN

BILL GARRETT, Davidson County
Trans:T20100043065 AFFIDAVIT
Recvd: 07/14/10 10:03 1 pgs
Fees:12.00 Taxes:0.00
20100714-0055131

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

WITNESS my hand and official seal this 12th day of July, 2010.

KATHY SNIDER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

Kathy Snider
Notary Public

My Commission Expires MAY 20, 2014