BILL GARRETT, Davidson County
Trans:T20100052801 AFFIDAVIT
Recvd: 08/25/10 10:11 2 pgs
Fees:12.00 Taxes:0.00
20100825-0067220

PREPARED BY:
Record and Return to:
Rubin Lublin Suarez Serrano, LLC
119 S. Main Street, Suite 500
Memphis, TN 38103

SCRIVENER'S AFFIDAVIT

Note to Clerk: Please cross reference this Affidavit with that certain Warranty Deed recorded February 1, 2005, at Instrument Number 20050201-0011819, Davidson County, Tennessee Property Records.

Grantors: Jenny A. Williams

Grantee: Mortgage Electronic Registration Systems, Inc., acting solely as nominee for Countrywide Home Loans, Inc.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BEFORE ME, the affiant Richard W. Sebastian, who first being duly sworn, on oath, depose and says:

-1-

That he/she is more than 18 years of age and suffers from no legal disabilities and has personal knowledge of the facts set forth in this affidavit.

-2-

That he/she conducted the closing of the sale of property between Regent Homes, LLC, a Tennessee Limited Liability Company and Jenny A. Williams, an unmarried woman and has examined the title of the subject property. As such has knowledge regarding the preparation of the Warranty Deed recorded February 1, 2005, at Instrument Number 20050201-0011819, Davidson County, Tennessee Records.

-3-

That said Warranty Deed contains a scrivener's error.

-4-

That the legal description contained in the Warranty Deed reflects incorrect phase reference. The correct legal description should read:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 260, ON THE PLAN OF LENOX VILLAGE, PHASE FOUR, OF RECORD IN INSTRUMENT NO. 20040806-0094784, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE LEGAL DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO JENNY A. WILLIAMS, AN UNMARRIED WOMAN BY DEED FROM REGENT HOMES LLC, A TENNESSEE LIMITED LIABILITY COMPANY, OF RECORD AS INSTRUMENT NO. 20050201-0011819, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

That the purpose of this Affidavit is to correct the said Warranty Deed. Future purchasers, lenders, attorneys and title insurance companies may rely upon this Affidavit.

Affiant Signature

Affiant: Richard W. Sebastian
Print Name

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I Bobbie Cooper, a Notary Public in and for said County in said State, hereby certify that Richard W. Sebastian, whose name is signed to the foregoing affidavit and whom is known to me, acknowledged before me on this day that, being informed of the contents of the affidavit, and with full authority, executed the same voluntarily.

Given under my hand this 13th day of July, 2010.

Notary Signature

My Commission Expires:

(SEAL)

BOBBIE COOPER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
Bobbie Cooper
My Commission Expires
November 7, 2012
STATE OF TENNESSEE