BILL GARRETT, Davidson County
Trans:T20100056987 AFFIDAVIT
Recvd: 09/10/10 14:23 2 pgs
Fees:12.00 Taxes:0.00
20100910-0072212

This Instrument Prepared By:
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Brentwood, TN 37027
(615) 370-9448

MAP/PARCEL: 075-12-0B 009 00 C0

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

AFFIDAVIT OF SCRIVENER'S ERROR

This affidavit is being executed for the purpose of correcting the legal description for the property encumbered by a warranty deed which was recorded as Instrument No. 20070116-0005697 in the Register's Office for Davidson County, Tennessee. The said warranty deed was granted by Trista U. Boseman and husband, Derrick L. Boseman to John W. McVoy, unmarried.

Comes now, Charles Patrick Flynn, who having been first duly sworn according to law, deposes and says:

1. I am an attorney licensed to practice in the state of Tennessee. In early January, 2007, I acted as attorney for Title Enterprises, LLC. Title Enterprises is no longer in business.

2. On or about January 3, 2007, Title Enterprises' personnel prepared a warranty deed in which Trista U. Boseman and husband Derrick L. Boseman conveyed a certain tract or parcel of property in Davidson County, Tennessee to John W. McVoy. The warranty deed making this conveyance was recorded at 20070116-0005697 in the Register's Office for Davidson County, Tennessee.

3. The warranty deed had a scrivener's error. The grantors were the owner of Lot No. 65 on the plan of Phase I and a portion of Phase II, Section I of Brookside Woods of record at Plat Book 9700, p. 397. But the warranty deed incorrectly identified the Lot as No. 62. This scrivener's error is now being made to correct that description.

4. It was the intent of the parties to the transaction that the previously-referenced warranty deed contained the following description.

> Being Lot No. 65, on the Plan of Phase 1 and a portion of Phase 2, Section 1, Brookside Woods, of record in Plat Book 9700, Page 397, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.
>
> Being the same property conveyed to Trista U. Boseman and husband Derrick L. Boseman by Warranty Deed from Powell Builders, Inc.

dated January 7, 2002, recorded January 8, 2002, in Instrument No. 20020108-0002763, Register's Office for Davidson County, Tennessee.

Further the deponent saith not.

CHARLES PATRICK FLYNN

Sworn to and subscribed before me this 7th day of September, 2010.

NOTARY PUBLIC

MY COMMISSION EXPIRES: 8/23/11

CATHY R. BARTON STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned authority, a Notary Public in and for said county and state, Charles Patrick Flynn, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who did say upon oath that the facts recited in this instrument are true, and who acknowledged that he executed the within instrument for the purposes therein contained.

WTINESS my hand and official seal at office this 7th day of September, 2010.

NOTARY PUBLIC

MY COMMISSION EXPIRES: 8/23/11

CATHY R. BARTON STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON