This instrument prepared by:
Paul F. Soper
Attorney and Counsellor at Law
1720 West End Avenue, Ste. 300
Nashville, TN 37203

BILL GARRETT, Davidson County
Trans:T20100065342 AFFIDAVIT
Recvd: 10/15/10 08:29 2 pgs
Fees:12.00 Taxes:0.00
20101015-0082568

AFFIDAVIT OF SCRIVENER'S ERROR

Comes now Tricia Ball, who, having first been duly sworn according to law, deposes and says:

1. That I notarized a Warranty Deed, of record as Instrument Number 20100923-0075663, dated September 22, 2010, Register's Office for Davidson County, Tennessee;

2. The Warranty Deed contains the following errors: the name of the Grantor was misspelled;

3. I am recording this Affidavit for the purpose of correcting the aforementioned errors; and

4. Exhibit A attached hereto contains the corrected page one (1) of the Warranty Deed, which is hereby substituted for the previously recorded page one (1).

Further affiants say not.

Tricia Ball
TRICIA BALL

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned authority, a Notary Public in and for said county and State, Tricia Ball, 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 she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 28th day of September, 2010.

Melissa D. Harris
NOTARY PUBLIC

My Commission expires:
05/02/2011

MELISSA D HARRIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires May 2, 2011

WARRANTY DEED	STATE OF TENNESSEE COUNTY OF DAVIDSON THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $340,000.00 Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd DAY OF SEPTEMBER, 2010. Notary Public MY COMMISSION EXPIRES: (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
West End Title & Escrow, LLC, 1720 West End Avenue, Ste. 300, Nashville, TN 37203

ADDRESS NEW OWNER(S) AS FOLLOWS: Denise Gyauch	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
(NAME) 3450 Crestridge Drive	(NAME)	118-10-0-144
(ADDRESS) Nashville, Tennessee 37205	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Brian Kent Pharaoh, unmarried, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO David W. Lewis and Denise Gyauch, husband and wife, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot(s) 86 & 87, as shown on the map entitled Plan of Pleasant Valley, of record as Plat Book 1424, page 63, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Said part of Lots 86 and 87 front together 90.22 feet on the northerly margin of Crestridge Drive and run back 226.6 feet on the easterly line, and 168.6 feet on the westerly line, to a broken line in the rear, measuring 319.1 feet thereon.

Being the same property conveyed to BRIAN KENT PHARAOH and wife, MEREDITH N. PHARAOH, by deed from JASON LEE MALONE and wife, KERRICK MALONE, of record as Instrument No. 20041201-0142940, dated November 12, 2004, said Register's Office. Being further conveyed to BRIAN KENT PHARAOH by deed from MEREDITH N. PHARAOH, of record as Instrument No. 20071005-0119427, dated October 4, 2007, said Register's Office.

This conveyance is subject to: 2010 property taxes which are a lien on the property , but not yet due and payable; all matters appearing on the map entitled Plan of Pleasant Valley, of record as Plat Book 1424, page 63, said Register's Office; and any and all restrictions and easements of record.

unimproved ☐

This is improved ☒ property, known as 3450 Crestridge Drive, Nashville, TN 37205

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

EXHIBIT "A"