BILL GARRETT, Davidson County
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20101103-0088162

SCRIVENER'S AFFIDAVIT

THIS INSTRUMENT PREPARED BY:
MICHAEL J. PHILBIN, P.C.
2021 RICHARD JONES ROAD, SUITE 220
NASHVILLE, TN 37215-2860
(615) 345-0025
(615) 320-3280 (FAX)

MAP/PARCEL
141-5-A-71CO

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Comes now Michael J. Philbin, a licensed attorney in the State of Tennessee whose address is 2021 Richard Jones Road, Suite 220, Nashville, TN 37215 and would state as follows:

On the 14th day of May, 2010, an employee of Lawyer's Escrow Company, Inc., acting under the supervision of the Affiant, prepared the below described Warranty Deed. One of this employee's duties was to insert the correct Instrument No. of the last deed in the chain of title in the derivation clause of said Warranty Deed.

Recorded as Instrument No. 20100518-0038170 in the Register's Office for Davidson County, Tennessee. is a Warranty Deed that names Beazer Homes Corp., a Tennessee Corporation, as Grantor, and Linden Youngquist and Patricia Youngquist, as Grantee. The derivation clause that appears of record in this Warranty Deed is as follows:

> BEING part of the same property conveyed to Beazer Homes Corp., a Tennessee Corporation by deed dated August 7, 2009 from Avondale Residential, Inc., a Tennessee Corporation of record in Instrument No. 20090811-0075577, said Register's Office for Davidson County, Tennessee.

The foregoing derivation clause contains a scrivener's error in that it fails to identify the correct Instrument Number in which the prior deed in the chain of title was recorded. This error was inadvertant and unintentional.

The correct derivation clause that should have appeared in the instrument recorded in Instrument No. 20100518-0038170 is as follows:

> BEING part of the same property conveyed to Beazer Homes Corp., a Tennessee Corporation by deed dated August 7, 2009 from Avondale Residential, Inc., a Tennessee Corporation of record in Instrument No. **20100201-0007516**, said Register's Office for Davidson County, Tennessee.

This Affidavit is made of my personal knowledge for the purpose of correcting the above described error.

EXECUTED this 1st day of November, 2010.

Affiant

Michael J. Philbin

OATH AND ACKNOWLEDGMENT

Personally appeared before me the within named Michael J. Philbin who made oath that he has read the foregoing Affidavit and that the statements contained therein are true and correct based upon his knowledge, information and belief. The Affiant further acknowledged that he executed the within described document for the purpose of correcting the scrivener's error herein described.

SUBSCRIBED AND SWORN TO before me this 1st day of November, 2010.

My Commission Expires:

EMILY C. MAY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAR. 3, 2014

Notary Public